CITY OF ANGLETON
CITY COUNCIL AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, AUGUST 26, 2025 AT 6:00 PM

Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Barbara Simmons, Blaine Smith, Tanner Sartin, Christiene Daniel
Acting City Manager | Guadalupe "Lupe" Valdez
City Secretary | Michelle Perez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, AUGUST 26, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

The Presiding Officer may establish time limits based upon the number of speaker requests, the length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Citizens may speak at the beginning or at the time the item comes before council in accordance with Texas Government Code Section 551.007. No Action May be Taken by the City Council During Public Comments.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

1. Discussion and possible action to approve Ordinance No. 20250826-001 approving the 2025 Annual Service Plan Update for the public improvements in the Green Trails Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

2. Discussion and possible action to approve Ordinance No. 20250826-002 approving the 2025 Annual Service Plan Update for the public improvements in the Kiber Reserve Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

3. Discussion and possible action to approve Ordinance No. 20250826-003 approving the 2025 Annual Service Plan Update for the public improvements in the Greystone Public

Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with Chapter 372 of the Texas Local Government Code.

4. Discussion and possible action to approve Ordinance No. 20250826-004 approving the 2025 Annual Service Plan Update for the public improvements in the Riverwood Ranch, Phases 1 and 2 Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with Chapter 372 of the Texas Local Government Code.

5. Discussion and possible action to approve Ordinance No. 20250826-005 approving the 2025 Annual Service Plan Update for the public improvements in the Riverwood Ranch North Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

6. Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers Market to obtain permission to close the 200 block of East Peach St. on September 27, 2025, until 4:00 PM, for the 2nd Annual Pickle Festival.

7. Discussion and possible action to approve the Quarterly Investment Reports for June 2025.

PUBLIC HEARINGS AND ACTION ITEMS

8. Conduct a public hearing, discussion, and possible action on Ordinance No. 20250826-008 rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.

9. Conduct a public hearing, discussion, and possible action on Ordinance No. 20250826-009 Annexing approximately 26.084 acres out of 41.876 acres TNMP Company (ETJ) into the City Limits, for property (White Oak Substation) located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.

REGULAR AGENDA

10. Presentation, discussion and possible action to approve the 2024 final audit, presented by Stephanie Harris, Audit Partner, with Crowe LLP.

11. Discussion and possible action on Resolution No. 20250826-011 Notice of Intention to Issue Certificates of Obligation.

12. Update and Discussion on the King Municipal Operations Center Project by Zachery Moquin with TEAL Construction.

13. Update, discussion and possible action on Lift Station No. 8 Sanitary Sewer Collection System Rehabilitation Project bids and General Land Office (GLO) funds.

14. Discussion and possible action on the Windrose Green Section 8 Final Plat, located off Parks Edge Lane and New Dawn Drive.

15. Discussion and possible action on the Preliminary Plat of the Ashland Street Dedication Section 7.

DEPARTMENT STAFF REPORTS

16. Reports

COMMUNICATIONS FROM MAYOR AND COUNCIL

EXECUTIVE SESSION

The City Council will hold executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

17. Discussion and possible action to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Brazosport Water Authority Appointment)

OPEN SESSION

The City Council will now adjourn Executive Session, reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATION

I, Michelle Perez, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, August 22, 2025, by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Michelle Perez
Michelle Perez, TRMC, CMC
City Secretary

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2025

PREPARED BY: Susie Hernandez, Finance Director

AGENDA CONTENT: Discussion and possible action to approve Ordinance No. 20250826--001 2025 Annual Service Plan Update for the public improvements in the Green Trails Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the "SAP"), used for the benefit of the property in the District.

The City of Angleton Green Trails Public Improvement District was created pursuant to the PID Act, by City Council under Resolution No. 20190827-011 on August 27, 2019.

The SAP identified the Authorized Improvements to be constructed, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

RECOMMENDATION:

Staff recommends that City Council holds discussions and pass the ordinance approving the 2025 Annual Service Plan Update and updates to the Assessment Roll for 2025.

ORDINANCE NO. 20250826-001

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, APPROVING THE 2025 UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE GREEN TRAILS PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; PROVIDING AN EFFECTIVE DATE AND OTHER MATTERS RELATED THERETO.

WHEREAS, The Green Trails Public Improvement District (the "District") was created pursuant to the PID Act, by Resolution No. 20190910-017 of the City Council on September 10, 2019, to finance certain public improvement projects for the benefit of the property in the District and

WHEREAS, On October 13, 2020, the City Council adopted and approved the Service and assessment plan for the District by Ordinance No. 20201013-018, (the "Service and Assessment Plan") including an Assessment Roll, and levied Assessments on property within the District to finance the Authorized Improvements for the benefit of such property.

WHEREAS, all capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan; and

WHEREAS, Section 372.013 of the Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be reviewed and updated annually for the purpose of determining the annual budget for improvements (the **"**Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for Fiscal Year 2025 attached as Exhibit A (the "2025 Annual Service Plan Update) hereto conforms the Assessment Roll to the annual principal and interest payment schedule required for the PID Reimbursement Agreement and updates the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for District Authorized Improvements that occur during the year, if any and the annual administrative costs of the District; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance and hereby approves and adopts the 2025 Annual Service Plan Update and the updated Assessment Roll attached thereto, in conformity with the requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. *Findings.* The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes and are hereby adopted.

SECTION 2. *Annual Service Plan Update.* The 2025 Annual Service Plan Update with updated Assessment Roll attached hereto as Exhibit A is hereby accepted and approved and complies with the Act in all matters as required.

SECTION 3. *Cumulative Repealer.* This Ordinance shall be cumulative of all other ordinances and shall not repeal any of the provisions of such ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that ordinance and for that purpose the ordinance shall remain in full force and effect.

SECTION 4. *Severability.* If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. *Effective Date.* This Ordinance shall take effect, and the provisions and terms of the Annual Service Plan Update shall be and become effective upon passage and execution hereof.

SECTION 6. *Property Records.* This Ordinance and the 2025 Annual Service Plan Update shall be filed in the real property records of Brazoria County within seven (7) days of the Effective Date.

DULY PASSED AND APPROVED by the City Council of the City of Angleton, Texas, on this the 26th day of August 2025.

[SIGNATURE PAGE FOLLOWS]

		CITY OF ANGLETON, TEXAS
		John Wright
		Mayor
ATTEST:		APPROVED AS TO LEGAL FORM:
Michelle Perez, TMRC, CMC		Grady Randle
City Secretary		City Attorney

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared John Wright, Mayor of the City of Angleton, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

_____
Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT A

2025 ANNUAL UPDATE TO THE KIBER RANCH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN.

GREEN TRAILS
PUBLIC IMPROVEMENT DISTRICT
2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 26, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the Original SAP used for the levying of Assessments or in the 2022 SAP Update.

The Petitioners submitted and filed with the City Secretary of the City a Petition requesting the establishment of a public improvement district to include the Parcels owned by the Petitioners, and to be known as the Green Trails Public Improvement District. On September 10, 2019, the City Council adopted Resolution No. 20190910-017 that authorized the creation of the District consisting of 9.5455 acres. On October 13, 2020, the City Council adopted Ordinance No. 20201013-018, levying Assessments for the cost of Authorized Improvements, creating a lien against Parcels in the District and approving the Original SAP. The Original SAP identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements.

On February 15, 2023, the City Council approved the 2022 SAP Update for the District by adopting Ordinance No. 20230215-014, which updated the Assessment Roll for 2022.

On August 22, 2023, the City Council approved the 2023 SAP Update for the District by adopting Ordinance No. 20230822-017, which updated the Assessment Roll for 2023.

On August 27, 2024, the City Council approved the 2024 SAP Update for the District by adopting Ordinance No. 20240827-010, which updated the Assessment Roll for 2024.

Pursuant to the PID Act, the Original SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025 and updates the Assessment Roll for 2025. P3Works, LLC was not engaged as Administrator nor engaged to prepare any updates prior to the 2022 SAP Update. Furthermore, P3Works, LLC was not involved in the creation of the District, the drafting or approval of the Original SAP, or any other matters relating to the levy of Assessments within the District.

PARCEL SUBDIVISION

- The final plat of Green Trails was filed and recorded with Brazoria County on February 12, 2020, and consists of 50 residential Lots and 4 Lots of Non-Benefited Property.

See the completed Lot Type classification summary within the District below:

District	
Lot Type	**Number of Lots**
Lot Type 1	15
Lot Type 2	35
Total	**50**

See **Exhibit C** for the Lot Type classification map.

LOTS

All Lots have completed homes, and all Lots have been sold to end-users.

See **Exhibit D** for buyer disclosures.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of $643,500.97.

ANNUAL INSTALLMENT DUE 1/31/2026

- *Principal and Interest* – The total principal and interest required for the Annual Installment is $51,446.38.
- *Administrative Expenses* – The cost of administering the District and collecting the Annual Installments shall be paid for by the Annual Installments. The Administrative Expenses shall be deducted from the total Annual Installment collected each year. The estimated cost to administer the District and collect Annual Installments is $14,000.00.

District	
Administrative Expenses	
Administration	$ 10,800.00
City Auditor	$ 1,000.00
Filing Fees	1,000.00
County Collection	200.00
Past Due P3 Works, LLC Invoices	1,000.00
Total Administrative Expenses	**$ 14,000.00**

District		
Due January 31, 2026		
Principal	$	25,706.35
Interest	$	25,740.04
Administrative Expenses	$	14,000.00
Total Annual Installment	**$**	**65,446.38**

Please contact P3Works for the pay period for the District. See **Exhibit B** for the Annual Installment schedule for the District.

PREPAYMENT OF ASSESSMENTS IN FULL

The following is a list of all Parcels or Lots that made a Prepayment in full within the District.

District				
Property ID	**Address**	**Lot Type**	**Prepayment Date**	**Prepayment Amount**
693670	122 AUSTIN RD	2	1/29/2024	$ 13,835.63

PARTIAL PREPAYMENT OF ASSESSMENTS

There have been no partial prepayment of Assessments made in the District.

SERVICE PLAN FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

District					
Installment Due	1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal	$ 25,706.35	$ 26,734.60	$ 27,803.98	$ 28,916.14	$ 30,072.79
Interest	$ 25,740.04	$ 24,711.78	$ 23,642.40	$ 22,530.24	$ 21,373.60
Administrative Expenses	$ 14,000.00	$ 14,280.00	$ 14,565.60	$ 14,856.91	$ 15,154.05
	$ 65,446.38	$ 65,726.38	$ 66,011.98	$ 66,303.30	$ 66,600.44

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

DISCLAIMER

P3Works, LLC was not involved in the creation of the District, the drafting or approval of the Original SAP, or any other matters relating to the levy of Assessments within the District.

EXHIBIT A – ASSESSMENT ROLL

			Green Trails PID[a]				
Property ID[c]	Legal Description	Lot Type	Outstanding Assessment[a],[b]	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/26[a]
693628	GREEN TRAILS LOT RESERVE A	Non-Benefited Property	$ -	$ -	$ -	$ -	$ -
693629	GREEN TRAILS LOT RESERVE B	Non-Benefited Property	$ -	$ -	$ -	$ -	$ -
693630	GREEN TRAILS LOT RESERVE C	Non-Benefited Property	$ -	$ -	$ -	$ -	$ -
693631	GREEN TRAILS LOT RESERVE D	Non-Benefited Property	$ -	$ -	$ -	$ -	$ -
693632	GREEN TRAILS BLK 1 LOT 1	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693633	GREEN TRAILS BLK 1 LOT 2	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693634	GREEN TRAILS BLK 1 LOT 3	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693635	GREEN TRAILS BLK 1 LOT 4	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693636	GREEN TRAILS BLK 1 LOT 5	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693637	GREEN TRAILS BLK 1 LOT 6	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693638	GREEN TRAILS BLK 1 LOT 7	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693639	GREEN TRAILS BLK 1 LOT 8	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693640	GREEN TRAILS BLK 1 LOT 9	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693641	GREEN TRAILS BLK 1 LOT 10	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693642	GREEN TRAILS BLK 1 LOT 11	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693643	GREEN TRAILS BLK 1 LOT 12	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693644	GREEN TRAILS BLK 1 LOT 13	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693645	GREEN TRAILS BLK 1 LOT 14	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693646	GREEN TRAILS BLK 1 LOT 15	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693647	GREEN TRAILS BLK 1 LOT 16	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693648	GREEN TRAILS BLK 1 LOT 17	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693649	GREEN TRAILS BLK 1 LOT 18	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693650	GREEN TRAILS BLK 1 LOT 19	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693651	GREEN TRAILS BLK 1 LOT 20	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693652	GREEN TRAILS BLK 1 LOT 21	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693653	GREEN TRAILS BLK 1 LOT 22	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693654	GREEN TRAILS BLK 1 LOT 23	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693655	GREEN TRAILS BLK 1 LOT 24	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693656	GREEN TRAILS BLK 1 LOT 25	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693657	GREEN TRAILS BLK 1 LOT 26	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693658	GREEN TRAILS BLK 1 LOT 27	1	$ 12,773.05	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
693659	GREEN TRAILS BLK 1 LOT 28	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693660	GREEN TRAILS BLK 1 LOT 29	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693661	GREEN TRAILS BLK 1 LOT 30	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693662	GREEN TRAILS BLK 1 LOT 31	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693663	GREEN TRAILS BLK 1 LOT 32	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693664	GREEN TRAILS BLK 1 LOT 33	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693665	GREEN TRAILS BLK 1 LOT 34	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693666	GREEN TRAILS BLK 1 LOT 35	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693667	GREEN TRAILS BLK 1 LOT 36	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693668	GREEN TRAILS BLK 1 LOT 37	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693669	GREEN TRAILS BLK 1 LOT 38	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693670	GREEN TRAILS BLK 1 LOT 39	2	[b] $ -	$ -	$ -	$ -	$ -
693671	GREEN TRAILS BLK 1 LOT 40	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693672	GREEN TRAILS BLK 1 LOT 41	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09

Footnotes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Property ID 693670 has fully prepaid its portion of the Assessment.

[c] Subject to change based on the final certified rolls provided by the County prior to billing.

			Green Trails PID[a]				
Property ID[c]	Legal Description	Lot Type	Outstanding Assessment[a],[b]	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/26[a]
693673	GREEN TRAILS BLK 1 LOT 42	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693674	GREEN TRAILS BLK 1 LOT 43	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693675	GREEN TRAILS BLK 1 LOT 44	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693676	GREEN TRAILS BLK 1 LOT 45	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693677	GREEN TRAILS BLK 1 LOT 46	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693678	GREEN TRAILS BLK 1 LOT 47	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693679	GREEN TRAILS BLK 1 LOT 48	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693680	GREEN TRAILS BLK 1 LOT 49	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
693681	GREEN TRAILS BLK 1 LOT 50	2	$ 13,291.33	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
Total			**$ 643,500.96**	**$ 25,706.35**	**$ 25,740.04**	**$ 14,000.00**	**$ 65,446.36**

Footnotes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Property ID 693670 has fully prepaid its portion of the Assessment.

[c] Subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT B – DISTRICT ANNUAL INSTALLMENT SCHEDULE

Installment Due January 31,	Principal	Interest[a]	Annual Collection Costs[b]	Annual Installment[b]
2026	$ 25,706.35	$ 25,740.04	$ 14,000.00	$ 65,446.38
2027	$ 26,734.60	$ 24,711.78	$ 14,280.00	$ 65,726.38
2028	$ 27,803.98	$ 23,642.40	$ 14,565.60	$ 66,011.98
2029	$ 28,916.14	$ 22,530.24	$ 14,856.91	$ 66,303.30
2030	$ 30,072.79	$ 21,373.60	$ 15,154.05	$ 66,600.44
2031	$ 31,275.70	$ 20,170.68	$ 15,457.13	$ 66,903.52
2032	$ 32,526.73	$ 18,919.66	$ 15,766.27	$ 67,212.66
2033	$ 33,827.80	$ 17,618.59	$ 16,081.60	$ 67,527.98
2034	$ 35,180.91	$ 16,265.48	$ 16,403.23	$ 67,849.62
2035	$ 36,588.15	$ 14,858.24	$ 16,731.30	$ 68,177.68
2036	$ 38,051.67	$ 13,394.71	$ 17,065.92	$ 68,512.31
2037	$ 39,573.74	$ 11,872.65	$ 17,407.24	$ 68,853.63
2038	$ 41,156.69	$ 10,289.70	$ 17,755.39	$ 69,201.77
2039	$ 42,802.96	$ 8,643.43	$ 18,110.49	$ 69,556.88
2040	$ 44,515.07	$ 6,931.31	$ 18,472.70	$ 69,919.09
2041	$ 46,295.68	$ 5,150.71	$ 18,842.16	$ 70,288.54
2042	$ 48,147.50	$ 3,298.88	$ 19,219.00	$ 70,665.38
2043	$ 34,324.51	$ 1,372.98	$ 19,603.38	$ 55,300.87
Total	**$ 643,500.97**	**$ 266,785.07**	**$ 299,772.37**	**$ 1,210,058.41**

Footnotes:

[a] Interest is calculated at a rate of 4.00%.
[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

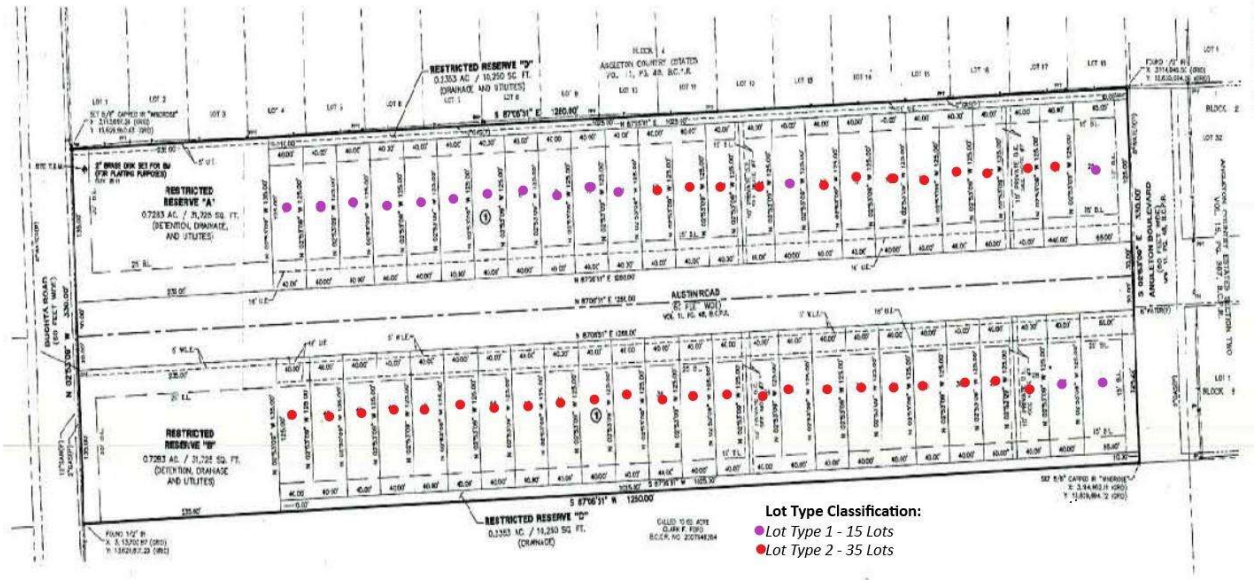

EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1
- Lot Type 2

GREEN TRAILS PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: $12,773.05

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Green Trails Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Installment Due January 31,	Principal	Interest[a]	Annual Collection Costs[b]	Annual Installment[b]
2026	$ 539.00	$ 510.92	$ 277.89	$ 1,327.82
2027	$ 560.56	$ 489.36	$ 283.45	$ 1,333.37
2028	$ 582.99	$ 466.94	$ 289.12	$ 1,339.04
2029	$ 606.31	$ 443.62	$ 294.90	$ 1,344.83
2030	$ 630.56	$ 419.37	$ 300.80	$ 1,350.72
2031	$ 655.78	$ 394.15	$ 306.81	$ 1,356.74
2032	$ 682.01	$ 367.91	$ 312.95	$ 1,362.88
2033	$ 709.29	$ 340.63	$ 319.21	$ 1,369.13
2034	$ 737.66	$ 312.26	$ 325.59	$ 1,375.52
2035	$ 767.17	$ 282.76	$ 332.10	$ 1,382.03
2036	$ 797.86	$ 252.07	$ 338.75	$ 1,388.67
2037	$ 829.77	$ 220.15	$ 345.52	$ 1,395.45
2038	$ 862.96	$ 186.96	$ 352.43	$ 1,402.36
2039	$ 897.48	$ 152.44	$ 359.48	$ 1,409.41
2040	$ 933.38	$ 116.55	$ 366.67	$ 1,416.60
2041	$ 970.72	$ 79.21	$ 374.00	$ 1,423.93
2042	$ 1,009.54	$ 40.38	$ 381.48	$ 1,431.41
Total	**$ 12,773.05**	**$ 5,075.69**	**$ 5,561.16**	**$ 23,409.91**

Footnotes:

[a] Interest is calculated at a rate of 4.00%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

GREEN TRAILS PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: $13,291.33

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Green Trails Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 2

Installment Due January 31,	Principal	Interest[a]	Annual Collection Costs[b]	Annual Installment[b]
2026	$ 518.27	$ 531.65	$ 289.17	$ 1,339.09
2027	$ 539.00	$ 510.92	$ 294.95	$ 1,344.88
2028	$ 560.56	$ 489.36	$ 300.85	$ 1,350.77
2029	$ 582.99	$ 466.94	$ 306.87	$ 1,356.79
2030	$ 606.31	$ 443.62	$ 313.00	$ 1,362.93
2031	$ 630.56	$ 419.37	$ 319.26	$ 1,369.19
2032	$ 655.78	$ 394.15	$ 325.65	$ 1,375.57
2033	$ 682.01	$ 367.91	$ 332.16	$ 1,382.09
2034	$ 709.29	$ 340.63	$ 338.80	$ 1,388.73
2035	$ 737.66	$ 312.26	$ 345.58	$ 1,395.51
2036	$ 767.17	$ 282.76	$ 352.49	$ 1,402.42
2037	$ 797.86	$ 252.07	$ 359.54	$ 1,409.47
2038	$ 829.77	$ 220.15	$ 366.73	$ 1,416.66
2039	$ 862.96	$ 186.96	$ 374.07	$ 1,423.99
2040	$ 897.48	$ 152.44	$ 381.55	$ 1,431.47
2041	$ 933.38	$ 116.55	$ 389.18	$ 1,439.11
2042	$ 970.72	$ 79.21	$ 396.96	$ 1,446.89
2043	$ 1,009.54	$ 40.38	$ 404.90	$ 1,454.83
Total	**$ 13,291.33**	**$ 5,607.34**	**$ 6,191.71**	**$ 25,090.38**

Footnotes:

[a] Interest is calculated at a rate of 4.00%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2025

PREPARED BY: Susie Hernandez, Finance Director

AGENDA CONTENT: Discussion and possible action to approve Ordinance No. 20250826-002 approving the 2025 Annual Service Plan Update for the public improvements in the Kiber Reserve Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the "SAP"), used for the benefit of the property in the District.

The Kiber Reserve Public Improvement District was created pursuant to the PID Act, by Resolution No. 20201013-021 on October 13, 2020 by City Council.

The SAP identified the Authorized Improvements to be constructed, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

RECOMMENDATION:

Staff recommends that City Council holds discussions and pass the Ordinance approving the 2025 Annual Service Plan Update and updates to the Assessment Roll for 2025.

ORDINANCE NO. 20250826-002

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, APPROVING THE 2025 UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE KIBER RESERVE PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; PROVIDING AN EFFECTIVE DATE AND OTHER MATTERS RELATED THERETO.

WHEREAS, The Kiber Reserve Public Improvement District (the "District") was created pursuant to the PID Act, by Resolution No. 20201110-007 of the City Council on November 10, 2020, to finance certain public improvement projects for the benefit of the property in the District and

WHEREAS, On October 12, 2021, the City Council adopted and approved the Sservice and assessment plan for the District by Ordinance No. 20211012-015, (the "Service and Assessment Plan") including an Assessment Roll, and levied Assessments on property within the District to finance the Authorized Improvements for the benefit of such property.

WHEREAS, all capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan; and

WHEREAS, Section 372.013 of the Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be reviewed and updated annually for the purpose of determining the annual budget for improvements (the **"**Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for Fiscal Year 2025 attached as Exhibit A (the "2025 Annual Service Plan Update) hereto conforms the Assessment Roll to the annual principal and interest payment schedule required for the PID Reimbursement Agreement and updates the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for District Authorized Improvements that occur during the year, if any and the annual administrative costs of the District; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance and hereby approves and adopts the 2024 Annual Service Plan Update and the updated Assessment Roll attached thereto, in conformity with the requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. *Findings.* The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes and are hereby adopted.

SECTION 2. *Annual Service Plan Update.* The 2025 Annual Service Plan Update with updated Assessment Roll attached hereto as Exhibit A is hereby accepted and approved and complies with the Act in all matters as required.

SECTION 3. *Cumulative Repealer.* This Ordinance shall be cumulative of all other ordinances and shall not repeal any of the provisions of such ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that ordinance and for that purpose the ordinance shall remain in full force and effect.

SECTION 4. *Severability.* If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. *Effective Date.* This Ordinance shall take effect, and the provisions and terms of the Annual Service Plan Update shall be and become effective upon passage and execution hereof.

SECTION 6. *Property Records.* This Ordinance and the 2025 Annual Service Plan Update shall be filed in the real property records of Brazoria County within seven (7) days of the Effective Date.

DULY PASSED AND APPROVED by the City Council of the City of Angleton, Texas, on this the 26th day of August 2025.

[SIGNATURE PAGE FOLLOWS]

		CITY OF ANGLETON, TEXAS
		John Wright
		Mayor
ATTEST:		APPROVED AS TO LEGAL FORM:
Michelle Perez, TMRC, CMC		Grady Randle
City Secretary		City Attorney

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared John Wright, Mayor of the City of Angleton, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

_____
Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT A

2025 ANNUAL UPDATE TO THE KIBER RANCH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN.

KIBER RESERVE
PUBLIC IMPROVEMENT DISTRICT
2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 26, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the original 2021 Service and Assessment Plan (the "2021 SAP").

The District was created pursuant to the PID Act, by Resolution No. 20201110-007 of the City Council on November 10, 2020, to finance certain public improvement projects for the benefit of the property in the District.

On October 12, 2021, the City Council approved the 2021 SAP for the District by adopting Ordinance No. 20211012-015, which included the revised Assessment Roll.

On August 23, 2022, the City Council approved the 2022 Annual Service Plan Update for the District by adopting Ordinance No. 20220823-13, which updated the Assessment Roll for 2022.

On August 22, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 20230822-16 which updated the Assessment Roll for 2023.

On August 27, 2024, the City Council approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 20240827-011 which updated the Assessment Roll for 2024.

The 2021 SAP identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2021 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessment for each Lot within the District, based on the method of assessment identified in the 2021 SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

The Final Plat of Kiber Reserve Phase 1 was filed and recorded with the County on October 22, 2021, and consists of 48 Residential Lots and 1 Lot classified as Non-Benefited Property.

The Final Plat of Kiber Reserve Phase II was filed and recorded with the County on October 5, 2022, and consists of 45 Residential Lots and 2 Lots classified as Non-Benefited Property.

See **Exhibit C** for the Lot type classification map.

LOT AND HOME SALES

Per the Owner, as of March 31, 2024, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type Residential: 0 Lots
- Homebuilder Owned:
  - Lot Type Residential: 34 Lots
- End-User Owner:
  - Lot Type Residential: 59 Lots

See **Exhibit D** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

The Owner has completed the Authorized Improvements listed in the 2021 SAP and they were dedicated to the City on October 5, 2022.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of $1,681,549.29.

ANNUAL INSTALLMENT DUE 1/31/2026

- **Principal and Interest** – Pursuant to the PID Reimbursement Agreement, the Annual Installment shall include interest on the unpaid principal amount of the Assessment at a rate of 4.04% per annum, simple interest. The total principal and interest required for the Annual Installment is $103,438.10.

- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is $19,200.00.

District	
Annual Collection Costs Breakdown	
Administration	$15,000.00
Auditor	1,000.00
Filing Fees	1,000.00
County Collection	200.00
Draw Request Review	1,000.00
Past Due P3Works, LLC Invoices	1,000.00
Collection Cost Maintenance Balance	-
Total Annual Collection Costs	**$ 19,200.00**

District		
Due January 31, 2026		
Principal		35,503.51
Interest		67,934.59
Annual Collection Costs		19,200.00
Total Annual Installment	**$**	**122,638.10**

Please contact P3Works for the pay period for the District. See **Exhibit B** for the Annual Installment schedule for the District.

PREPAYMENT OF ASSESSMENT IN FULL

No full Prepayments have occurred within the District.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial Prepayment of Assessments have occurred within the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Annual Installments		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		$ 35,503.51	$ 36,937.85	$ 38,430.14	$ 39,982.72	$ 41,598.02
Interest		$ 67,934.59	$ 66,500.25	$ 65,007.96	$ 63,455.38	$ 61,840.08
	(1)	$103,438.10	$103,438.10	$ 103,438.10	$103,438.10	$103,438.10
Annual Collection Costs	(2)	$ 19,200.00	$ 19,584.00	$ 19,975.68	$ 20,375.19	$ 20,782.70
Total Annual Installment	**(3) = (1) + (2)**	**$122,638.10**	**$123,022.10**	**$ 123,413.78**	**$123,813.29**	**$124,220.80**

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Rolls will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Legal Description	Lot Type		Outstanding Assessment [a],[b]	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/26 [a]
702067	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 11	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702068	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 12	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702069	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 13	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702070	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 14	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702071	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 15	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702072	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 16	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702091	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 14	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702092	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 15	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702093	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 16	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702094	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 17	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702095	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 18	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702096	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 19	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702097	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 20	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702098	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 21	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702099	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 22	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702078	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 1	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702079	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 2	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702080	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 3	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702081	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 4	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702082	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 5	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702083	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 6	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702084	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 7	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702085	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 8	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702086	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 9	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702087	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 10	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702088	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 11	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702089	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 12	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702090	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 13	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702057	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 1	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702058	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 2	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702059	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 3	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702060	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 4	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702061	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 5, Undivided Interest 50.0000000000%	Residential	[c]	$ 9,040.59	$ 190.88	$ 365.24	$ 103.23	$ 659.35
709555	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 5, Undivided Interest 50.0000000000%	Residential	[c]	$ 9,040.59	$ 190.88	$ 365.24	$ 103.23	$ 659.35
702062	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 6	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702063	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 7	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702064	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 8	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702065	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 9	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702066	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 10	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702073	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 17	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702074	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 18	Residential		$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69

Footnotes:

[a] Totals may not match the total Outstanding Assessment and Annual Installment due to rounding.
[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.
[c] Undivided Interest of parent Property ID 709554 located at 216 Bryan Way, billed 50% to Property ID 702061 and 50% to Property ID 709555.

Property ID	Legal Description	Lot Type	Outstanding Assessment [a],[b]	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/26 [a]
702075	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 19	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702076	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 20	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702077	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 21	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702100	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 23	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702101	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 24	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702102	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 25	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702103	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 26	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702104	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 27	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
702056	KIBER RESERVE PHASE I (A0375) (ANGLETON) LOT PARK / DRAINAGE / DETENTION ACRES 4.08	Non-Benefited	$ -	$ -	$ -	$ -	$ -
709131	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 1	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709132	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 2	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709133	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 3	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709134	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 4	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709135	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 5	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709136	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 6	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709137	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 7	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709138	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 8	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709139	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 9	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709140	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 10	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709141	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 11	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709142	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 1	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709143	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 2	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709144	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 3	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709145	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 4	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709146	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 5	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709147	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 6	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709148	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 7	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709149	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 8	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709150	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 9	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709151	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 10	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709152	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 11	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709153	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 12	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709154	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 13	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709155	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 14	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709156	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 15	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709157	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 16	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709158	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 17	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709159	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 18	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709160	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 19	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709161	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 20	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69

Footnotes:

[a] Totals may not match the total Outstanding Assessment and Annual Installment due to rounding.
[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.
[c] Undivided Interest of parent Property ID 709554 located at 216 Bryan Way, billed 50% to Property ID 702061 and 50% to Property ID 709555.

Property ID	Legal Description	Lot Type	Outstanding Assessment [a],[b]	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/26 [a]
709162	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 21	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709163	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 22	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709164	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 1	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709165	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 2	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709166	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 3	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709167	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 4	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709168	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 5	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709169	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 6	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709170	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 7	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709171	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 8	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709172	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 9	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709173	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 10	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709174	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 11	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709175	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 12	Residential	$ 18,081.18	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
709129	KIBER RESERVE PHASE II (A0375) (ANGLETON) LOT RESERVE A (LANDSCAPE) ACRES 0.11	Non-Benefited	$ -	$ -	$ -	$ -	$ -
709130	KIBER RESERVE PHASE II (A0375) (ANGLETON) LOT RESERVE B (LANDSCAPE) ACRES 0.003	Non-Benefited	$ -	$ -	$ -	$ -	$ -
Total			**$ 1,681,549.74**	**$ 35,503.51**	**$ 67,934.59**	**$ 19,200.00**	**$ 122,638.17**

Footnotes:

[a] Totals may not match the total Outstanding Assessment and Annual Installment due to rounding.
[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.
[c] Undivided Interest of parent Property ID 709554 located at 216 Bryan Way, billed 50% to Property ID 702061 and 50% to Property ID 709555.

EXHIBIT B - DISTRICT ANNUAL INSTALLMENTS SCHEDULE

Installment Due 1/31	Principal	Interest[b]	Annual Collection Costs	Annual Installment[a]
2026	$ 35,503.51	$ 67,934.59	$ 19,200.00	$ 122,638.10
2027	$ 36,937.85	$ 66,500.25	$ 19,584.00	$ 123,022.10
2028	$ 38,430.14	$ 65,007.96	$ 19,975.68	$ 123,413.78
2029	$ 39,982.72	$ 63,455.38	$ 20,375.19	$ 123,813.29
2030	$ 41,598.02	$ 61,840.08	$ 20,782.70	$ 124,220.80
2031	$ 43,278.58	$ 60,159.52	$ 21,198.35	$ 124,636.45
2032	$ 45,027.03	$ 58,411.07	$ 21,622.32	$ 125,060.42
2033	$ 46,846.12	$ 56,591.97	$ 22,054.76	$ 125,492.86
2034	$ 48,738.71	$ 54,699.39	$ 22,495.86	$ 125,933.96
2035	$ 50,707.75	$ 52,730.35	$ 22,945.78	$ 126,383.88
2036	$ 52,756.34	$ 50,681.75	$ 23,404.69	$ 126,842.79
2037	$ 54,887.70	$ 48,550.40	$ 23,872.79	$ 127,310.88
2038	$ 57,105.16	$ 46,332.94	$ 24,350.24	$ 127,788.34
2039	$ 59,412.21	$ 44,025.89	$ 24,837.25	$ 128,275.35
2040	$ 61,812.46	$ 41,625.63	$ 25,333.99	$ 128,772.09
2041	$ 64,309.69	$ 39,128.41	$ 25,840.67	$ 129,278.77
2042	$ 66,907.80	$ 36,530.30	$ 26,357.49	$ 129,795.58
2043	$ 69,610.87	$ 33,827.22	$ 26,884.64	$ 130,322.73
2044	$ 72,423.15	$ 31,014.94	$ 27,422.33	$ 130,860.43
2045	$ 75,349.05	$ 28,089.05	$ 27,970.77	$ 131,408.87
2046	$ 78,393.15	$ 25,044.95	$ 28,530.19	$ 131,968.29
2047	$ 81,560.23	$ 21,877.86	$ 29,100.79	$ 132,538.89
2048	$ 84,855.27	$ 18,582.83	$ 29,682.81	$ 133,120.91
2049	$ 88,283.42	$ 15,154.68	$ 30,276.47	$ 133,714.56
2050	$ 91,850.07	$ 11,588.03	$ 30,882.00	$ 134,320.09
2051	$ 95,560.81	$ 7,877.28	$ 31,499.64	$ 134,937.73
2052	$ 99,421.47	$ 4,016.63	$ 32,129.63	$ 135,567.73
Total	**$1,681,549.29**	**$1,111,279.36**	**$ 678,611.02**	**$3,471,439.66**

Footnotes:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] The interest rate on the Reimbusement Obligation is estimated at a 4.04% rate.

EXHIBIT C – LOT CLASSIFICATION MAP

Kiber Reserve Public Improvement District
Lot Summary

Section 1
- 48 Residential Lots

Section 2
- 45 Residential Lots

EXHIBIT D – HOMEBUYER DISCLOSURES

Buyer disclosures for the following Lot types are contained in this Exhibit:

- Residential Lot

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KIBER RESERVE PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE RESIDENTIAL LOT

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE RESIDENTIAL LOT PRINCIPAL ASSESSMENT: $18,081.18

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Kiber Reserve Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - RESIDENTIAL LOT

Installments Due 1/31	Principal	Interest[b]	Annual Collection Costs	Annual Installment[a]
2026	$ 381.76	$ 730.48	$ 206.45	$ 1,318.69
2027	$ 397.18	$ 715.06	$ 210.58	$ 1,322.82
2028	$ 413.23	$ 699.01	$ 214.79	$ 1,327.03
2029	$ 429.92	$ 682.32	$ 219.09	$ 1,331.33
2030	$ 447.29	$ 664.95	$ 223.47	$ 1,335.71
2031	$ 465.36	$ 646.88	$ 227.94	$ 1,340.18
2032	$ 484.16	$ 628.08	$ 232.50	$ 1,344.74
2033	$ 503.72	$ 608.52	$ 237.15	$ 1,349.39
2034	$ 524.07	$ 588.17	$ 241.89	$ 1,354.13
2035	$ 545.24	$ 566.99	$ 246.73	$ 1,358.97
2036	$ 567.27	$ 544.97	$ 251.66	$ 1,363.90
2037	$ 590.19	$ 522.05	$ 256.70	$ 1,368.93
2038	$ 614.03	$ 498.20	$ 261.83	$ 1,374.07
2039	$ 638.84	$ 473.40	$ 267.07	$ 1,379.30
2040	$ 664.65	$ 447.59	$ 272.41	$ 1,384.65
2041	$ 691.50	$ 420.74	$ 277.86	$ 1,390.09
2042	$ 719.44	$ 392.80	$ 283.41	$ 1,395.65
2043	$ 748.50	$ 363.73	$ 289.08	$ 1,401.32
2044	$ 778.74	$ 333.49	$ 294.86	$ 1,407.10
2045	$ 810.20	$ 302.03	$ 300.76	$ 1,413.00
2046	$ 842.94	$ 269.30	$ 306.78	$ 1,419.01
2047	$ 876.99	$ 235.25	$ 312.91	$ 1,425.15
2048	$ 912.42	$ 199.82	$ 319.17	$ 1,431.41
2049	$ 949.28	$ 162.95	$ 325.55	$ 1,437.79
2050	$ 987.64	$ 124.60	$ 332.06	$ 1,444.30
2051	$ 1,027.54	$ 84.70	$ 338.71	$ 1,450.94
2052	$ 1,069.05	$ 43.19	$ 345.48	$ 1,457.72
Total	**$ 18,081.18**	**$ 11,949.24**	**$ 7,296.89**	**$ 37,327.31**

Footnotes:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] The interest rate on the Reimbusement Obligation is estimated at a 4.04% rate.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2025

PREPARED BY: Susie Hernandez, Finance Director

AGENDA CONTENT: Discussion and possible action to approve Ordinance No. 20250826-003 Annual Service Plan Update for the public improvements in the Greystone Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with Chapter 372 of the Texas Local Government Code.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the "SAP"), used for the benefit of the property in the District.

The District was created pursuant to the PID Act, by Resolution No. 20200609-008 of the City Council on June 9, 2020, to finance certain public improvement projects for the benefit of the property in the District.

On January 25, 2022, the City Council adopted and approved the Service and Assessment Plan for the District by Ordinance No. 20220125-022, including an Assessment Roll, and levied Assessments on property by Ordinance No. 20220125-024 within the District to finance the Authorized Improvements for the benefit of such property.

The SAP identified the Authorized Improvements to be constructed, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

RECOMMENDATION:

Staff recommends that Council holds discussions and pass the Ordinance approving the 2025 Annual Service Plan Update and updates to the Assessment Roll for 2025.

ORDINANCE NO. 20250826-003

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, APPROVING THE 2025 UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE GREYSTONE PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; PROVIDING AN EFFECTIVE DATE AND OTHER MATTERS RELATED THERETO.

WHEREAS, The Green Trails Public Improvement District (the "District") was created pursuant to the PID Act, by Resolution No. 20200609-008 of the City Council on June 9, 2020, to finance certain public improvement projects for the benefit of the property in the District and

WHEREAS, On January 25, 2022, the City Council adopted and approved the Service and assessment plan for the District by Ordinance No. 20220125-024, (the "Service and Assessment Plan") including an Assessment Roll, and levied Assessments on property within the District to finance the Authorized Improvements for the benefit of such property.

WHEREAS, all capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan; and

WHEREAS, Section 372.013 of the Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be reviewed and updated annually for the purpose of determining the annual budget for improvements (the **"**Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for Fiscal Year 2025 attached as Exhibit A (the "2025 Annual Service Plan Update) hereto conforms the Assessment Roll to the annual principal and interest payment schedule required for the PID Reimbursement Agreement and updates the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for District Authorized Improvements that occur during the year, if any and the annual administrative costs of the District; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance and hereby approves and adopts the 2025 Annual Service Plan Update and the updated Assessment Roll attached thereto, in conformity with the requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. *Findings.* The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes and are hereby adopted.

SECTION 2. *Annual Service Plan Update.* The 2025 Annual Service Plan Update with updated Assessment Roll attached hereto as Exhibit A is hereby accepted and approved and complies with the Act in all matters as required.

SECTION 3. *Cumulative Repealer.* This Ordinance shall be cumulative of all other ordinances and shall not repeal any of the provisions of such ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that ordinance and for that purpose the ordinance shall remain in full force and effect.

SECTION 4. *Severability.* If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. *Effective Date.* This Ordinance shall take effect, and the provisions and terms of the Annual Service Plan Update shall be and become effective upon passage and execution hereof.

SECTION 6. *Property Records.* This Ordinance and the 2025 Annual Service Plan Update shall be filed in the real property records of Brazoria County within seven (7) days of the Effective Date.

DULY PASSED AND APPROVED by the City Council of the City of Angleton, Texas, on this the 26th day of August 2025.

[SIGNATURE PAGE FOLLOWS]

		CITY OF ANGLETON, TEXAS
		John Wright
		Mayor
ATTEST:		APPROVED AS TO LEGAL FORM:
Michelle Perez, TRMC, CMC		Grady Randle
City Secretary		City Attorney

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared John Wright, Mayor of the City of Angleton, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

_____
Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT A

2025 ANNUAL UPDATE TO THE GREYSTONE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN.

GREYSTONE
PUBLIC IMPROVEMENT DISTRICT
2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 26, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the "SAP"), used for the benefit of the property in the District.

The District was created pursuant to the PID Act, by Resolution No. 20200609-008 of the City Council on June 9, 2020, to finance certain public improvement projects for the benefit of the property in the District.

On January 25, 2022, the City Council adopted and approved the Service and Assessment Plan for the District by Ordinance No. 20220125-022, including an Assessment Roll, and levied Assessments on property by Ordinance No. 20220125-024 within the District to finance the Authorized Improvements for the benefit of such property.

On August 22, 2023, the City approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 20230822-015, which updated the Assessment Rolls for 2023.

On August 27, 2024, the City approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 20240827-009 , which updated the Assessment Rolls for 2024.

The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

The Final Replat for Greystone Subdivision was filed and recorded with the County on August 25, 2021, and consists of 111 Residential Lots and 3 Lots of Non-Benefited Property.

See the completed Lot Type classification summary within the District below:

District	
Lot Type	**Number of Lots**
Residential Lot	111
Total	**111**

See **Exhibit C** for the Lot Type classification map.

LOT AND HOME SALES

Per the data provided by Brazoria County Appraisal District, the lot ownership composition is provided below:

- Owner Owned:
  - Residential Lot: 0 Lots
- Homebuilder Owned:
  - Residential Lot: 59 Lots
- End-User Owner:
  - Residential Lot: 52 Lots

See **Exhibit D** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

The Owner has completed the Authorized Improvements listed in the SAP and they were dedicated to the City.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of $1,692,869.28.

ANNUAL INSTALLMENT DUE 1/31/2026

- **Principal and Interest** – Pursuant to the PID Reimbursement Agreement, the Annual Installment shall include interest on the unpaid principal amount of the Assessment at a rate of 3.99% per annum, simple interest. The total principal and interest required for the Annual Installment is $103,608.11.

- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is $21,991.35.

District	
Annual Collection Costs	
Administration	$ 10,391.35
City Auditor	1,000.00
Filing Fees	1,000.00
County Collection	200.00
Draw Request Review	1,000.00
Past Due P3Works, LLC Invoices	3,400.00
Collection Cost Maintenance Balance	5,000.00
Total Annual Collection Costs	**$ 21,991.35**

Due January 31, 2026		
Principal	$	35,981.78
Interest	$	67,626.33
Annual Collection Costs	$	21,991.35
Total Annual Installment	**$**	**125,599.46**

Please contact P3Works for the pay period for the District. See **Exhibit B** for the reimbursement schedule for the District.

PREPAYMENT OF ASSESSMENT IN FULL

The following is a list of all Parcels or Lots that made a Prepayment in fill within the District.

District			
Property ID	**Address**	**Lot Type**	**Prepayment Date**
700095	632 Greystone	Residential Lot	7/12/2023
700053	14 Gemstone	Residential Lot	11/30/2023
700091	616 Greystone	Residential Lot	12/4/2023

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial Prepayment of Assessments have occurred within the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

District						
Annual Installments		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 35,981.78	$ 37,419.17	$ 38,913.98	$ 40,468.51	$ 42,085.13
Interest		$ 67,626.33	$ 66,188.94	$ 64,694.13	$ 63,139.60	$ 61,522.98
	(1)	$ 103,608.11	$ 103,608.11	$ 103,608.11	$ 103,608.11	$ 103,608.11
Annual Collection Costs	(2)	$ 21,991.35	$ 13,863.18	$ 14,140.44	$ 14,423.25	$ 14,711.71
Total Annual Installment	**(3) = (1) + (2)**	**$ 125,599.46**	**$ 117,471.29**	**$ 117,748.55**	**$ 118,031.36**	**$ 118,319.83**

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A – ASSESSMENT ROLL

		District[c]				
Property ID[a]	Lot Type	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/26
700008	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700009	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700010	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700011	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700012	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700013	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700014	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700015	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700016	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700017	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700018	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700019	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700020	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700021	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700022	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700023	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700024	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700025	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700026	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700027	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700028	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700029	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700030	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700031	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700032	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700033	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700034	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700035	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700036	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700037	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700038	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700039	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700040	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700041	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700042	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700043	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700044	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700045	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700046	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700047	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96

		District[c]				
Property ID[a]	Lot Type	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/26
700048	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700049	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700050	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700051	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700052	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700053	Residential Lot [b]	$ -	$ -	$ -	$ -	$ -
700054	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700055	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700056	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700057	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700058	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700059	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700060	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700061	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700062	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700063	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700064	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700065	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700066	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700067	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700068	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700069	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700070	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700071	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700072	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700073	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700074	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700075	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700076	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700077	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700078	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700079	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700080	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700081	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700082	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700083	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700084	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700085	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700086	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700087	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96

		District[c]				
Property ID[a]	Lot Type	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/26
700088	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700089	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700090	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700091	Residential Lot [b]	$ -	$ -	$ -	$ -	$ -
700092	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700093	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700094	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700095	Residential Lot [b]	$ -	$ -	$ -	$ -	$ -
700096	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700097	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700098	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700099	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700100	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700101	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700102	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700103	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700104	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700105	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700106	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700107	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700108	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700109	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700110	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700111	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700112	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700113	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700114	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700115	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700116	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700117	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700118	Residential Lot	$ 15,674.72	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
700006	Non-Benefited	$ -	$ -	$ -	$ -	$ -
700007	Non-Benefited	$ -	$ -	$ -	$ -	$ -
700005	Non-Benefited	$ -	$ -	$ -	$ -	$ -
Total		**$ 1,692,869.28**	**$35,981.78**	**$67,626.33**	**$ 21,991.35**	**$ 125,599.68**

Footnotes:

[a] Subject to change based on the final certified rolls provided by the County prior to billing.

[b] Property ID has prepaid their Assessment in full.

[c] Totals may not match the outstanding Assessment or Annual Installment due to rounding.

EXHIBIT B – PROJECTED ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest[b]	Annual Collection Costs	Total Annual Installment[a]
2026	$ 35,981.78	$ 67,626.33	$ 21,991.35	$ 125,599.46
2027	$ 37,419.17	$ 66,188.94	$ 13,863.18	$ 117,471.29
2028	$ 38,913.98	$ 64,694.13	$ 14,140.44	$ 117,748.55
2029	$ 40,468.51	$ 63,139.60	$ 14,423.25	$ 118,031.36
2030	$ 42,085.13	$ 61,522.98	$ 14,711.71	$ 118,319.83
2031	$ 43,766.34	$ 59,841.77	$ 15,005.95	$ 118,614.06
2032	$ 45,514.71	$ 58,093.40	$ 15,306.07	$ 118,914.18
2033	$ 47,332.92	$ 56,275.19	$ 15,612.19	$ 119,220.30
2034	$ 49,223.76	$ 54,384.35	$ 15,924.43	$ 119,532.55
2035	$ 51,190.14	$ 52,417.97	$ 16,242.92	$ 119,851.04
2036	$ 53,235.07	$ 50,373.04	$ 16,567.78	$ 120,175.89
2037	$ 55,361.70	$ 48,246.42	$ 16,899.14	$ 120,507.25
2038	$ 57,573.27	$ 46,034.84	$ 17,237.12	$ 120,845.23
2039	$ 59,873.20	$ 43,734.92	$ 17,581.86	$ 121,189.97
2040	$ 62,265.00	$ 41,343.12	$ 17,933.50	$ 121,541.61
2041	$ 64,752.34	$ 38,855.77	$ 18,292.17	$ 121,900.28
2042	$ 67,339.05	$ 36,269.06	$ 18,658.01	$ 122,266.12
2043	$ 70,029.10	$ 33,579.02	$ 19,031.17	$ 122,639.28
2044	$ 72,826.60	$ 30,781.51	$ 19,411.79	$ 123,019.91
2045	$ 75,735.86	$ 27,872.25	$ 19,800.03	$ 123,408.14
2046	$ 78,761.34	$ 24,846.77	$ 20,196.03	$ 123,804.14
2047	$ 81,907.68	$ 21,700.43	$ 20,599.95	$ 124,208.07
2048	$ 85,179.71	$ 18,428.41	$ 21,011.95	$ 124,620.06
2049	$ 88,582.45	$ 15,025.67	$ 21,432.19	$ 125,040.30
2050	$ 92,121.12	$ 11,487.00	$ 21,860.83	$ 125,468.95
2051	$ 95,801.15	$ 7,806.96	$ 22,298.05	$ 125,906.16
2052	$ 99,628.19	$ 3,979.92	$ 22,744.01	$ 126,352.12
Total	**$ 1,692,869.28**	**$ 1,104,549.79**	**$ 488,777.08**	**$ 3,286,196.14**

Footnotes:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.
[b] Interest is calculated at a rate of 3.99%.

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

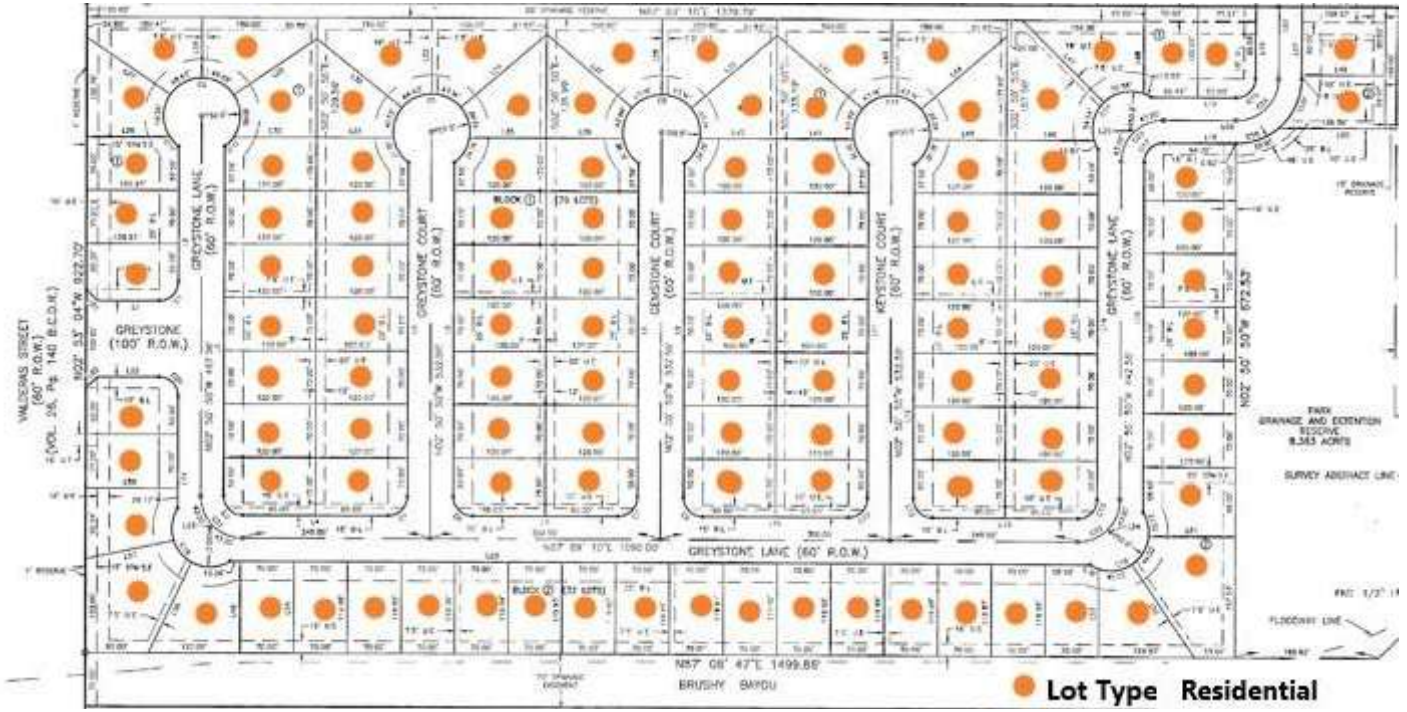

EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are contained in this Exhibit:

- Residential Lot

[Remainder of page intentionally left blank.]

GREYSTONE PUBLIC IMPROVEMENT DISTRICT – RESIDENTIAL LOT BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE RESIDENTIAL LOT PRINCIPAL ASSESSMENT: $15,674.72

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Greystone Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - RESIDENTIAL LOT

Annual Installments Due 1/31	Principal	Interest[b]	Annual Collection Costs	Total Annual Installment[a]
2026	$ 333.16	$ 626.17	$ 203.62	$ 1,162.96
2027	$ 346.47	$ 612.86	$ 128.36	$ 1,087.70
2028	$ 360.31	$ 599.02	$ 130.93	$ 1,090.26
2029	$ 374.71	$ 584.63	$ 133.55	$ 1,092.88
2030	$ 389.68	$ 569.66	$ 136.22	$ 1,095.55
2031	$ 405.24	$ 554.09	$ 138.94	$ 1,098.28
2032	$ 421.43	$ 537.90	$ 141.72	$ 1,101.06
2033	$ 438.27	$ 521.07	$ 144.56	$ 1,103.89
2034	$ 455.78	$ 503.56	$ 147.45	$ 1,106.78
2035	$ 473.98	$ 485.35	$ 150.40	$ 1,109.73
2036	$ 492.92	$ 466.42	$ 153.41	$ 1,112.74
2037	$ 512.61	$ 446.73	$ 156.47	$ 1,115.81
2038	$ 533.09	$ 426.25	$ 159.60	$ 1,118.94
2039	$ 554.38	$ 404.95	$ 162.80	$ 1,122.13
2040	$ 576.53	$ 382.81	$ 166.05	$ 1,125.39
2041	$ 599.56	$ 359.78	$ 169.37	$ 1,128.71
2042	$ 623.51	$ 335.82	$ 172.76	$ 1,132.09
2043	$ 648.42	$ 310.92	$ 176.21	$ 1,135.55
2044	$ 674.32	$ 285.01	$ 179.74	$ 1,139.07
2045	$ 701.26	$ 258.08	$ 183.33	$ 1,142.67
2046	$ 729.27	$ 230.06	$ 187.00	$ 1,146.33
2047	$ 758.40	$ 200.93	$ 190.74	$ 1,150.07
2048	$ 788.70	$ 170.63	$ 194.56	$ 1,153.89
2049	$ 820.21	$ 139.13	$ 198.45	$ 1,157.78
2050	$ 852.97	$ 106.36	$ 202.42	$ 1,161.75
2051	$ 887.05	$ 72.29	$ 206.46	$ 1,165.80
2052	$ 922.48	$ 36.85	$ 210.59	$ 1,169.93
Total	**$ 15,674.72**	**$ 10,227.31**	**$ 4,525.71**	**$ 30,427.74**

Footnotes:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] Interest is calculated at a rate of 3.99%.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2025

PREPARED BY: Susie Hernandez, Finance Director

AGENDA CONTENT: Discussion and possible action to approve Ordinance No. 20250826-004 approving the 2025 Annual Service Plan Update for the public improvements in the Riverwood Ranch, Phases 1 and 2 Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with Chapter 372 of the Texas Local Government Code.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the "SAP"), used for the benefit of the property in the District.

The SAP identified the Authorized Improvements to be constructed, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

RECOMMENDATION:

Staff recommends that Council approve the 2025 Annual Service Plan Update and updates to the Assessment Roll for 2025.

ORDINANCE NO. 20250826-004

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, APPROVING THE 2025 UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE RIVERWOOD PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; PROVIDING AN EFFECTIVE DATE AND OTHER MATTERS RELATED THERETO.

WHEREAS, On November 12, 2019, the City passed and approved Resolution 20191112-011 authorizing the creation of the Riverwood Public Improvement District (the "District") in accordance with the PID Act, as amended, which authorization was effective upon publication as required by the PID Act.

WHEREAS, On December 8, 2020, the City passed and approved Ordinance 20201208-108 which approved an Assessment Ordinance, which was subsequently rescinded by the City Council by ordinance on September 14, 2021. The service and assessment plan approved on September 14, 2021 by Ordinance 20211012-013 (the "Service and Assessment Plan")replaced in its entirety the previously approved plan approved by Ordinance 20201208-108. Ordinance 20211012-013 also levied assessments against benefited properties within the District and established a lien on such properties.

WHEREAS, all capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan; and

WHEREAS, Section 372.013 of the Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll for the District be reviewed and updated annually for the purpose of determining the annual budget for improvements (the **"**Annual Service Plan Update**"**); and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for Fiscal Year 2025 attached as Exhibit A (the "2025 Annual Service Plan Update) hereto conforms the Assessment Roll to the annual principal and interest payment schedule required for the Facilities and Creation Costs Reimbursement Agreement and updates the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for the Authorized Improvements that occur during the year, if any and the annual administrative costs of the District; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance and hereby approves and adopts the 2025 Annual Service Plan Update and the updated Assessment Roll attached thereto, in conformity with the requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. *Findings.* The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes and are hereby adopted.

SECTION 2. *Annual Service Plan Update.* The 2025 Annual Service Plan Update with updated Assessment Roll attached hereto as Exhibit A is hereby accepted and approved and complies with the Act in all matters as required.

SECTION 3. *Cumulative Repealer.* This Ordinance shall be cumulative of all other ordinances and shall not repeal any of the provisions of such ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that ordinance and for that purpose the ordinance shall remain in full force and effect.

SECTION 4. *Severability.* If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. *Effective Date.* This Ordinance shall take effect, and the provisions and terms of the Annual Service Plan Update shall be and become effective upon passage and execution hereof.

SECTION 6. *Property Records.* This Ordinance and the 2025 Annual Service Plan Update shall be filed in the real property records of Brazoria County within seven (7) days of the Effective Date.

DULY PASSED AND APPROVED by the City Council of the City of Angleton, Texas, on this the 26th day of August 2025.

[Signature Page Follows]

		CITY OF ANGLETON, TEXAS
		John Wright
		Mayor
ATTEST:		APPROVED AS TO LEGAL FORM:
Michelle Perez, TRMC, CMC		Grady Randle
City Secretary		City Attorney

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared John Wright, Mayor of the City of Angleton, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

_____
Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT A

2025 UPDATE TO RIVERWOOD PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN

RIVERWOOD RANCH
PUBLIC IMPROVEMENT DISTRICT
2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 26, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings given to them in the 2021 Service and Assessment Plan (the "2021 SAP") or unless the context in which a term is used clearly requires a different meaning.

On November 12, 2019, the City passed and approved Resolution 20191112-011 authorizing the creation of the District in accordance with the PID Act, as amended, which authorization was effective upon publication as required by the PID Act.

On December 8, 2020, the City passed and approved Ordinance 20201208-108 which approved an Assessment Ordinance, which was subsequently rescinded by the City Council by ordinance on September 14, 2021. The Service and Assessment Plan approved on September 14, 2021 by Ordinance 20211012-013 replaced in its entirety the previously approved plan approved by Ordinance 20201208-108. Ordinance 20211012-013 also levied assessments against benefited properties within the District and established a lien on such properties.

On August 23, 2022, the City approved the 2022 Annual Service Plan Update for the District by adopting Ordinance No. 20220823-12 which updated the Assessment Roll for 2022.

On September 12, 2023, the City approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 20230912-018 which updated the Assessment Roll for 2023.

On September 10, 2024, the City approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 20240910-015 which updated the Assessment Roll for 2024.

The 2021 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2021 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2021 SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

- The final plat of Riverwood Ranch Section 1 was filed and recorded within the County on March 11, 2021, and consists of 96 residential Lots and 3 Lots of Non-Benefited Property.
- The final plat of Riverwood Ranch Section 2 was filed and recorded with the County on May 2, 2022, and consists of 109 residential Lots and 4 Lots of Non-Benefited Property.

See **Exhibit C** for the Lot Type classification map.

District	
Lot Type	**Number of Lots**
Lot Type 1	148
Lot Type 2	30
Lot Type 3	27
Total	**205**

LOT AND HOME SALES

Per the Owner as of March 31, 2025, the lot ownership composition is provided below:

- Owner Owned:
  - Lot Type 1: 0 Lots
  - Lot Type 2: 0 Lots
  - Lot Type 3: 0 Lots
- Homebuilder Owned:
  - Lot Type 1: 18 Lots
  - Lot Type 2: 1 Lots
  - Lot Type 3: 2 Lots
- End-User Owner:
  - Lot Type 1: 130 Lots
  - Lot Type 2: 29 Lots
  - Lot Type 3: 25 Lots

See **Exhibit D** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

The Developer has completed the Authorized Improvements listed in the 2021 SAP and they were dedicated to the City on June 22, 2021, and April 26, 2022.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of $4,596,574.36.

ANNUAL INSTALLMENT DUE 1/31/2026

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is $287,967.52.
- ***TIRZ No. 2 Annual Credit Amount*** – The total TIRZ No. 2 Annual Credit Amount, credited against the principal and interest required for the Annual Installment, is $47,649.86.
- ***Annual Collection Costs*** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is $6,490.26. A breakdown of the Annual Collection Costs is shown below.

District	
Annual Collection Costs	
Administration	$ 9,792.00
City Auditor	1,000.00
Filing Fees	1,000.00
County Collection	200.00
Draw Request Review	1,000.00
Collection Cost Maintenance Balance	3,500.00
Less CCMB Credit from Prior Years	(10,001.74)
Total Annual Collection Costs	**$ 6,490.26**

District		
Due January 31, 2026		
Principal	$	104,104.55
Interest	$	183,862.97
TIRZ No. Annual Credit Amount	$	(47,649.86)
Annual Collection Costs	$	6,490.26
Total Annual Installment	**$**	**246,807.92**

Please contact P3Works for the pay period for the District. See **Exhibit B** for the Annual Installment schedule for the District.

PREPAYMENT OF ASSESSMENTS IN FULL

The following is a list of all Parcels or Lots that made a Prepayment in full within the District.

District			
Property ID	**Property Address**	**Lot Type**	**Date of Prepayment**
700148	102 Kelly St	1	12/27/2024

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments of Assessments have occurred within the District.

TIRZ NO. 2 ANNUAL CREDIT

The City Council, in accordance with the Facilities and Creation Costs Reimbursement Agreement approved July 14, 2020, TIRZ funds will be used to reduce the annual PID assessment levied on properties within the District. The TIRZ Revenues generated to reduce the District Annual Installment for all District Assessed Property so that the District Annual Installment minus the TIRZ No. 2 Annual Credit Amount for each Lot Type does not produce an equivalent tax rate which exceeds the competitive composite ad valorem equivalent tax rate taking into consideration the tax rates of all applicable taxing units and the equivalent tax rate of the District Annual Installments. The resulting Maximum TIRZ No. 2 Annual Credit Amount for each Lot Type is shown below.

Lot Type	Units	TIRZ Maximum Annual Credit Amount	
		Amount	**Per Unit**
1	148	$ 0.1709	$ 406.77
2	30	$ 0.1709	$ 443.58
3	27	$ 0.1709	$ 482.20
Total	**205**		**$ 1,332.55**

The TIRZ No. 2 Revenues available to be applied to the District Annual Installment due January 31, 2026 is $47,649.86.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

		District				
Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 104,104.55	$ 108,268.73	$ 112,599.47	$ 117,103.46	$ 121,787.60
Interest		$ 183,862.97	$ 179,698.79	$ 175,368.04	$ 170,864.06	$ 166,179.93
TIRZ No. 2 Annual Credit Amount[1]		$ (47,649.86)	$ -	$ -	$ -	$ -
	(1)	$ 240,317.66	$ 287,967.52	$ 287,967.52	$ 287,967.52	$ 287,967.52
Annual Collection Cost	(2)	$ 6,490.26	$ 13,251.84	$ 13,516.88	$ 13,787.21	$ 14,062.96
Total Installment	**(3) = (1) + (2)**	**$ 246,807.92**	**$ 301,219.36**	**$ 301,484.39**	**$ 301,754.74**	**$ 302,030.48**

Footnotes:

1) The TIRZ No. 2 Revenue generated by the Improvement Area #1 Assessed Property for the previous Tax Year shall be applied on a parcel by parcel basis to reduce principal required for the Improvement Area #1 Annual Installment due January 31, 2026. The TIRZ No. 2 Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ No. 2 Revenue is generated.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A – ASSESSMENT ROLL

			District							
Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2026[b],[c]
700123	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (124.28)	$ 1,269.38
700124	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (151.14)	$ 1,242.52
700125	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (138.45)	$ 1,255.21
700126	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (140.19)	$ 1,253.47
700127	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (135.02)	$ 1,374.50
700128	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ -	$ 1,640.92
700129	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (390.27)	$ 1,250.65
700130	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (163.72)	$ 1,477.20
700131	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (46.49)	$ 1,594.43
700132	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (140.60)	$ 1,368.92
700133	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (123.04)	$ 1,270.62
700134	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (109.68)	$ 1,283.98
700135	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (109.19)	$ 1,284.47
700136	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (117.47)	$ 1,276.19
700137	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (373.13)	$ 1,020.53
700138	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (332.47)	$ 1,177.05
700139	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (262.30)	$ 1,131.36
700140	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (205.32)	$ 1,188.34
700141	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (270.04)	$ 1,123.62
700142	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (292.07)	$ 1,101.59
700143	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (231.02)	$ 1,162.64
700144	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (339.87)	$ 1,053.79
700145	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (260.39)	$ 1,133.27
700146	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (369.38)	$ 1,024.28
700147	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (275.27)	$ 1,118.39
700148	1	[d]	$ -	$ -	$ -	$ -	$ -	$ -	$ -
700149	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (372.28)	$ 1,021.38
700150	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (311.94)	$ 1,081.72
700151	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (263.68)	$ 1,129.98
700152	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (350.33)	$ 1,043.33
700153	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (372.63)	$ 1,021.03
700154	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (299.31)	$ 1,094.35
700155	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (300.29)	$ 1,093.37
700156	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (302.96)	$ 1,206.56
700157	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (326.12)	$ 1,314.80
700158	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (282.04)	$ 1,358.88
700159	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (390.17)	$ 1,250.75
700160	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (326.27)	$ 1,183.25
700161	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (307.68)	$ 1,085.98
700162	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (279.31)	$ 1,114.35

			District						
Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2026[b],[c]
700163	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (266.92)	$ 1,126.74
700164	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (285.03)	$ 1,108.63
700165	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (289.97)	$ 1,103.69
700166	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (50.66)	$ 1,343.00
700170	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (342.53)	$ 1,051.13
700171	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (50.66)	$ 1,343.00
700172	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (372.63)	$ 1,021.03
700173	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (300.67)	$ 1,092.99
700174	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (134.68)	$ 1,258.98
700175	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (235.85)	$ 1,157.81
700176	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (384.69)	$ 1,008.97
700177	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (263.68)	$ 1,129.98
700178	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (290.52)	$ 1,103.14
700179	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (344.56)	$ 1,049.10
700180	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (99.97)	$ 1,293.69
700181	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (303.94)	$ 1,336.98
700182	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (334.84)	$ 1,306.08
700183	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (280.62)	$ 1,228.90
700184	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (291.88)	$ 1,101.78
700185	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (250.47)	$ 1,143.19
700186	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (256.84)	$ 1,136.82
700187	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (241.21)	$ 1,152.45
700188	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (325.81)	$ 1,067.85
700189	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (216.70)	$ 1,176.96
700190	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (260.03)	$ 1,133.63
700191	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (339.40)	$ 1,301.52
700192	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (305.98)	$ 1,334.94
700193	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (289.10)	$ 1,220.42
700194	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (269.69)	$ 1,371.23
700195	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (294.42)	$ 1,215.10
700196	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (258.29)	$ 1,135.37
700197	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (199.06)	$ 1,310.46
700198	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (292.14)	$ 1,101.52
700199	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (276.77)	$ 1,116.89
700200	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (308.79)	$ 1,084.87
700201	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (198.59)	$ 1,195.07
700203	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (327.62)	$ 1,066.04
700204	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (287.68)	$ 1,105.98
700205	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (286.27)	$ 1,107.39
700206	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (319.86)	$ 1,073.80

			District						
Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2026[b],[c]
700207	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (278.59)	$ 1,230.93
700208	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (288.55)	$ 1,220.97
700209	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (328.45)	$ 1,065.21
700210	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (277.29)	$ 1,116.37
700211	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (292.36)	$ 1,101.30
700212	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (313.45)	$ 1,080.21
700213	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (276.33)	$ 1,117.33
700214	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (266.15)	$ 1,127.51
700215	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (325.34)	$ 1,068.32
700216	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (276.40)	$ 1,117.26
700217	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (252.43)	$ 1,257.09
700218	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (132.10)	$ 1,377.42
700219	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (52.06)	$ 1,341.60
700220	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (335.40)	$ 1,058.26
700221	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (267.79)	$ 1,125.87
700222	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (284.94)	$ 1,108.72
700120	Non-Benefited Property		$ -	$ -	$ -	$ -	$ -	$ -	$ -
700121	Non-Benefited Property		$ -	$ -	$ -	$ -	$ -	$ -	$ -
700122	Non-Benefited Property		$ -	$ -	$ -	$ -	$ -	$ -	$ -
706579	Non-Benefited Property		$ -	$ -	$ -	$ -	$ -	$ -	$ -
706580	Non-Benefited Property		$ -	$ -	$ -	$ -	$ -	$ -	$ -
706581	Non-Benefited Property		$ -	$ -	$ -	$ -	$ -	$ -	$ -
706582	Non-Benefited Property		$ -	$ -	$ -	$ -	$ -	$ -	$ -
706583	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (264.62)	$ 1,129.04
706584	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (276.40)	$ 1,117.26
706585	1	[e]	$ 21,710.44	$ 245.85	$ 434.21	$ 15.36	$ 695.42	$ (98.23)	$ 598.60
717110	1	[e]	$ 21,710.44	$ 245.85	$ 434.21	$ 15.36	$ 695.42	$ (128.26)	$ 568.57
706586	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (183.62)	$ 1,210.04
706587	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (249.97)	$ 1,143.69
706588	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (295.44)	$ 1,098.22
706589	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (256.35)	$ 1,137.31
706590	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (234.10)	$ 1,159.56
706591	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (307.70)	$ 1,085.96
706592	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (196.09)	$ 1,197.57
706593	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (276.40)	$ 1,117.26
706594	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (310.05)	$ 1,199.47
706595	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (282.59)	$ 1,226.93
706596	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (279.91)	$ 1,361.01
706597	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (220.67)	$ 1,420.25
706598	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (307.17)	$ 1,333.75
706599	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (184.45)	$ 1,209.21

			District						
Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2026[b],[c]
706600	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (326.20)	$ 1,067.46
706601	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (331.58)	$ 1,062.08
706602	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (218.50)	$ 1,175.16
706603	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (261.28)	$ 1,379.64
706604	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (307.57)	$ 1,333.35
706605	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (321.62)	$ 1,319.30
706606	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (262.43)	$ 1,131.23
706607	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (280.56)	$ 1,113.10
706608	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (258.27)	$ 1,135.39
706609	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (307.31)	$ 1,086.35
706610	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (262.45)	$ 1,131.21
706611	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (297.14)	$ 1,096.52
706612	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (160.49)	$ 1,233.17
706613	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (353.36)	$ 1,040.30
706614	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (313.45)	$ 1,080.21
706615	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (307.31)	$ 1,086.35
706616	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (353.36)	$ 1,040.30
706617	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (9.58)	$ 1,384.08
706618	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (307.31)	$ 1,086.35
706619	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (302.96)	$ 1,090.70
706620	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (261.40)	$ 1,132.26
706621	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (289.23)	$ 1,104.43
706622	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (162.27)	$ 1,231.39
706623	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (262.27)	$ 1,131.39
706624	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (284.73)	$ 1,108.93
706625	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (294.31)	$ 1,099.35
706626	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (145.20)	$ 1,248.46
706627	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (296.48)	$ 1,213.04
706628	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (225.79)	$ 1,415.13
706629	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (151.79)	$ 1,489.13
706630	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (143.20)	$ 1,250.46
706631	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (50.66)	$ 1,343.00
706632	1	[f]	$ 21,710.44	$ 245.85	$ 434.21	$ 15.36	$ 695.42	$ (80.63)	$ 616.20
716545	1	[f]	$ 21,710.44	$ 245.85	$ 434.21	$ 15.36	$ 695.42	$ (110.66)	$ 586.17
706633	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (352.02)	$ 1,041.64
706634	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (50.66)	$ 1,343.00
706635	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (50.66)	$ 1,343.00
706636	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (53.35)	$ 1,340.31
706637	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (53.35)	$ 1,340.31
706638	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (50.66)	$ 1,343.00
706639	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (94.82)	$ 1,298.84

			District							
Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2026[b],[c]
706640	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (50.66)	$ 1,343.00
706641	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (50.66)	$ 1,343.00
706642	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (50.66)	$ 1,343.00
706643	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (51.85)	$ 1,341.81
706644	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (53.86)	$ 1,587.06
706645	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (57.81)	$ 1,583.11
706646	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (53.64)	$ 1,455.88
706647	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (52.19)	$ 1,341.47
706648	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (52.20)	$ 1,341.46
706649	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (53.64)	$ 1,340.02
706650	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (256.35)	$ 1,253.17
706651	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (233.05)	$ 1,160.61
706652	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (295.81)	$ 1,097.85
706653	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (299.02)	$ 1,210.50
706654	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (276.77)	$ 1,116.89
706655	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (352.06)	$ 1,041.60
706656	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (297.02)	$ 1,096.64
706657	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (285.33)	$ 1,108.33
706658	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (332.10)	$ 1,177.42
706659	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (299.27)	$ 1,210.25
706660	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (191.34)	$ 1,318.18
706661	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (201.90)	$ 1,307.62
706662	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (310.58)	$ 1,198.94
706663	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (276.29)	$ 1,233.23
706664	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (343.02)	$ 1,166.50
706665	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (262.54)	$ 1,246.98
706666	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (283.11)	$ 1,110.55
706667	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (218.87)	$ 1,174.79
706668	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (300.17)	$ 1,093.49
706669	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (171.18)	$ 1,222.48
706670	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (322.81)	$ 1,186.71
706671	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (268.71)	$ 1,124.95
706672	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (207.94)	$ 1,185.72
706673	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (280.86)	$ 1,228.66
706674	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (252.27)	$ 1,141.39
706675	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (262.47)	$ 1,131.19
706676	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (271.02)	$ 1,369.90
706677	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (249.66)	$ 1,391.26
706678	2		$ 23,675.40	$ 536.21	$ 947.02	$ 33.27	$ 1,516.50	$ (289.80)	$ 1,219.72
706679	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (53.35)	$ 1,340.31

			District						
Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2026[b],[c]
706680	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ -	$ 1,393.66
706681	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (50.66)	$ 1,343.00
706682	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (50.66)	$ 1,343.00
706683	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (269.15)	$ 1,124.51
706684	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (164.46)	$ 1,476.46
706685	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (49.47)	$ 1,344.19
706686	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (54.38)	$ 1,586.54
706687	3		$ 25,736.22	$ 582.88	$ 1,029.45	$ 36.17	$ 1,648.50	$ (271.93)	$ 1,368.99
706688	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (52.43)	$ 1,341.23
706689	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (50.66)	$ 1,343.00
706690	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (189.48)	$ 1,204.18
706691	1		$ 21,710.44	$ 491.70	$ 868.42	$ 30.72	$ 1,390.84	$ (53.35)	$ 1,340.31
District Total			**$ 4,596,574.36**	**$ 104,104.55**	**$ 183,862.97**	**$ 6,490.26**	**$ 294,457.78**	**$ (47,649.86)**	**$ 246,807.92**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Totals may not match the Outstanding Assessment and Annual Installment due to rounding.

[c] Cumulative of TIRZ No. 2 Annual Credit Amount.

[d] Property ID has prepaid their Assessment in full.

[e] Undivided interest of parent Property ID 717109 located at 208 Bennett Loop, billed 50% to Property ID 706585 and 50% to Property ID 717110.

[f] Undivided interest of parent Property ID 716544 located at 308 Bennett St, billed 50% to Property ID 706632 and 50% to Property ID 716545.

EXHIBIT B – DISTRICT ANNUAL INSTALLMENTS

Installment Due Janaury 31,	Principal	Interest [a]	Additional Interest [b]	Annual Collection Costs	Total Annual Installment [b]
2026	$ 104,104.55	$ 183,862.97	$ -	6,490.26	294,457.78
2027	$ 108,268.73	$ 179,698.79	-	13,251.84	301,219.36
2028	$ 112,599.47	$ 175,368.04	-	13,516.88	301,484.39
2029	$ 117,103.46	$ 170,864.06	-	13,787.21	301,754.74
2030	$ 121,787.60	$ 166,179.93	-	14,062.96	302,030.48
2031	$ 126,659.10	$ 161,308.42	-	14,344.22	302,311.74
2032	$ 131,725.46	$ 156,242.06	-	14,631.10	302,598.62
2033	$ 136,994.48	$ 150,973.04	-	14,923.72	302,891.24
2034	$ 142,474.26	$ 145,493.26	-	15,222.20	303,189.72
2035	$ 148,173.23	$ 139,794.29	-	15,526.64	303,494.16
2036	$ 154,100.16	$ 133,867.36	-	15,837.18	303,804.69
2037	$ 160,264.16	$ 127,703.35	-	16,153.92	304,121.44
2038	$ 166,674.74	$ 121,292.79	-	16,477.00	304,444.52
2039	$ 173,341.73	$ 114,625.80	-	16,806.54	304,774.06
2040	$ 180,275.39	$ 107,692.13	-	17,142.67	305,110.19
2041	$ 187,486.41	$ 100,481.11	-	17,485.52	305,453.04
2042	$ 194,985.87	$ 92,981.66	-	17,835.23	305,802.76
2043	$ 202,785.30	$ 85,182.22	-	18,191.94	306,159.46
2044	$ 210,896.71	$ 77,070.81	-	18,555.78	306,523.29
2045	$ 219,332.57	$ 68,634.94	-	18,926.89	306,894.41
2046	$ 228,105.89	$ 59,861.64	-	19,305.43	307,272.95
2047	$ 237,230.12	$ 50,737.40	-	19,691.54	307,659.06
2048	$ 246,719.32	$ 41,248.20	-	20,085.37	308,052.89
2049	$ 256,588.09	$ 31,379.43	-	20,487.08	308,454.59
2050	$ 266,851.61	$ 21,115.90	-	20,896.82	308,864.33
2051	$ 261,045.97	$ 10,441.84	-	21,314.75	292,802.57
Total	**$ 4,596,574.36**	**$ 2,874,101.47**	**$ -**	**430,950.67**	**7,901,626.49**

Footnotes:

[a] Interest is calculated at an average rate of 4.00%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT C – LOT CLASSIFICATION MAP

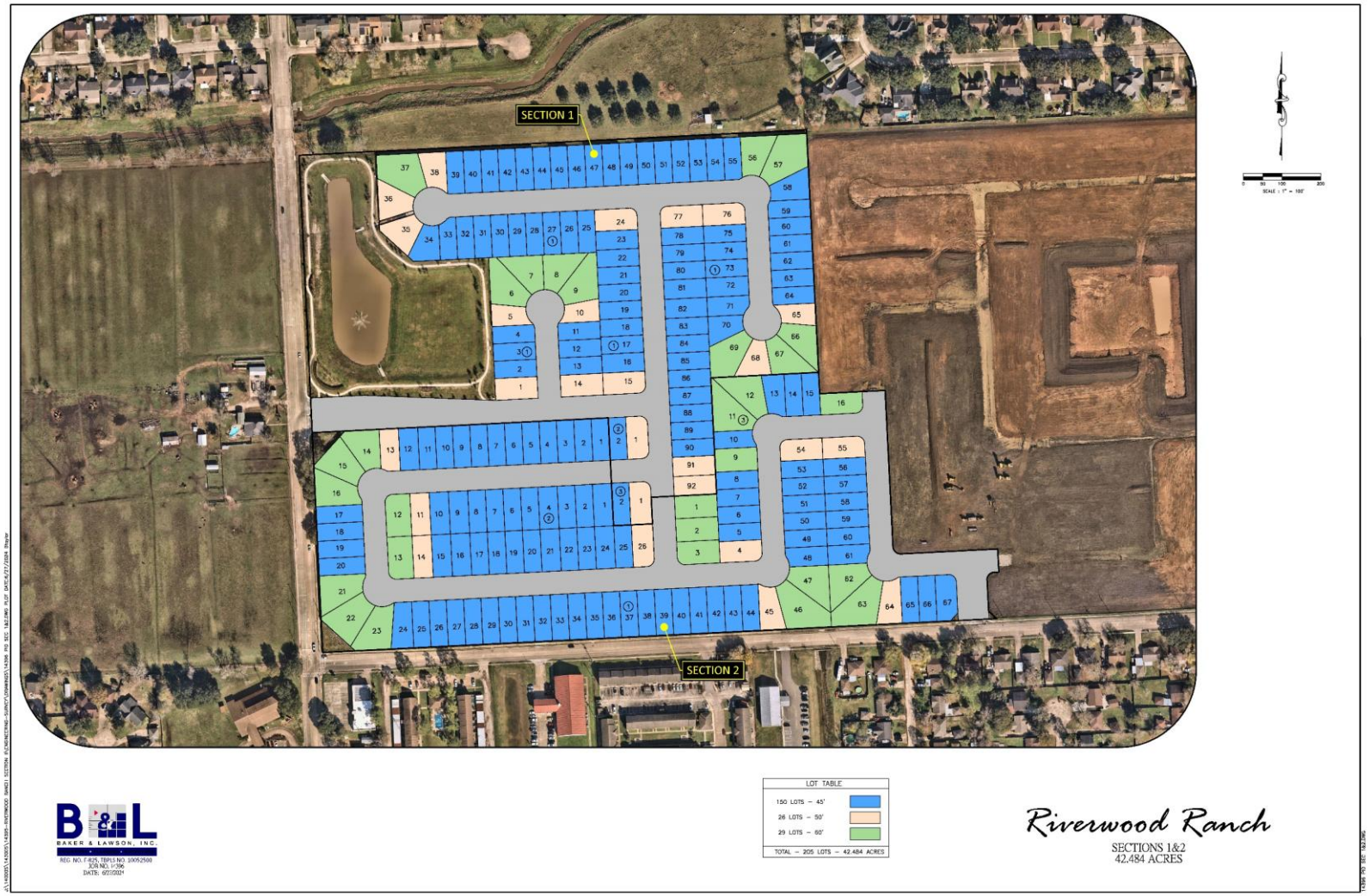

EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1 (45’)
- Lot Type 2 (50’)
- Lot Type 3 (60’)

RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 1 - BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: $21,710.44

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Riverwood Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Installment Due January 31,	Principal	Interest [a]	Annual Collection Costs	Total Annual Installment [b],[c]
2026	491.70	868.42	30.72	1,393.66
2027	511.37	848.75	62.72	1,425.66
2028	531.83	828.29	63.97	1,426.91
2029	553.10	807.02	65.25	1,428.19
2030	575.22	784.90	66.56	1,429.50
2031	598.23	761.89	67.89	1,430.83
2032	622.16	737.96	69.25	1,432.19
2033	647.05	713.07	70.63	1,433.57
2034	672.93	687.19	72.05	1,434.98
2035	699.85	660.27	73.49	1,436.42
2036	727.84	632.28	74.96	1,437.89
2037	756.96	603.17	76.46	1,439.39
2038	787.23	572.89	77.98	1,440.92
2039	818.72	541.40	79.54	1,442.48
2040	851.47	508.65	81.14	1,444.07
2041	885.53	474.59	82.76	1,445.70
2042	920.95	439.17	84.41	1,447.35
2043	957.79	402.33	86.10	1,449.04
2044	996.10	364.02	87.82	1,450.76
2045	1,035.95	324.18	89.58	1,452.52
2046	1,077.38	282.74	91.37	1,454.31
2047	1,120.48	239.64	93.20	1,456.14
2048	1,165.30	194.82	95.06	1,458.00
2049	1,211.91	148.21	96.96	1,459.90
2050	1,260.39	99.73	98.90	1,461.84
2051	1,232.97	49.32	100.88	1,385.82
Total	**$ 21,710.44**	**$ 13,574.89**	**$ 2,039.67**	**$ 37,398.03**

Footnotes:

[a] Interest is calculated at an average rate of 4.00%.

[b] The Figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] The project Annual Installment does not include the Maximum TIRZ No. 2 Annual Credit Amount of $406.77 for Lot Type 1. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 2 Annual Credit Amount applicable to each lot.

RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 2 - BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: $23,675.40

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Riverwood Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 2

Installment Due January 31,	Principal	Interest [a]	Annual Collection Costs	Total Annual Installment [b],[c]
2026	536.21	947.02	33.27	1,509.52
2027	557.66	925.57	67.93	1,544.19
2028	579.96	903.26	69.29	1,545.54
2029	603.16	880.06	70.68	1,546.93
2030	627.29	855.94	72.09	1,548.34
2031	652.38	830.85	73.53	1,549.79
2032	678.47	804.75	75.01	1,551.26
2033	705.61	777.61	76.51	1,552.76
2034	733.84	749.39	78.04	1,554.29
2035	763.19	720.03	79.60	1,555.85
2036	793.72	689.51	81.19	1,557.44
2037	825.47	657.76	82.81	1,559.06
2038	858.49	624.74	84.47	1,560.72
2039	892.82	590.40	86.16	1,562.41
2040	928.54	554.69	87.88	1,564.13
2041	965.68	517.54	89.64	1,565.89
2042	1,004.31	478.92	91.43	1,567.68
2043	1,044.48	438.74	93.26	1,569.51
2044	1,086.26	396.97	95.13	1,571.38
2045	1,129.71	353.52	97.03	1,573.28
2046	1,174.90	308.33	98.97	1,575.22
2047	1,221.89	261.33	100.95	1,577.20
2048	1,270.77	212.46	102.97	1,579.22
2049	1,321.60	161.62	105.03	1,581.28
2050	1,374.46	108.76	107.13	1,583.38
2051	1,344.56	53.78	109.27	1,501.04
Total	**$ 23,675.40**	**$ 14,803.53**	**$ 2,209.25**	**$ 40,507.28**

Footnotes:

[a] Interest is calculated at an average rate of 4.00%.

[b] The Figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] The project Annual Installment does not include the Maximum TIRZ No. 2 Annual Credit Amount of $443.58 for Lot Type 2. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 2 Annual Credit Amount applicable to each lot.

RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 3 - BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: $25,736.22

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Riverwood Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 3

Installment Due January 31,	Principal	Interest [a]	Annual Collection Costs	Total Annual Installment [b],[c]
2026	582.88	1,029.45	36.17	1,640.92
2027	606.20	1,006.13	73.85	1,678.60
2028	630.44	981.89	75.33	1,680.08
2029	655.66	956.67	76.83	1,681.58
2030	681.89	930.44	78.37	1,683.12
2031	709.16	903.17	79.94	1,684.69
2032	737.53	874.80	81.53	1,686.28
2033	767.03	845.30	83.17	1,687.92
2034	797.71	814.62	84.83	1,689.58
2035	829.62	782.71	86.52	1,691.28
2036	862.81	749.52	88.26	1,693.01
2037	897.32	715.01	90.02	1,694.77
2038	933.21	679.12	91.82	1,696.57
2039	970.54	641.79	93.66	1,698.41
2040	1,009.36	602.97	95.53	1,700.28
2041	1,049.74	562.59	97.44	1,702.19
2042	1,091.73	520.60	99.39	1,704.14
2043	1,135.39	476.94	101.38	1,706.13
2044	1,180.81	431.52	103.41	1,708.16
2045	1,228.04	384.29	105.47	1,710.22
2046	1,277.16	335.17	107.58	1,712.33
2047	1,328.25	284.08	109.73	1,714.48
2048	1,381.38	230.95	111.93	1,716.68
2049	1,436.64	175.69	114.17	1,718.92
2050	1,494.10	118.23	116.45	1,721.20
2051	1,461.60	58.46	118.78	1,631.69
Total	**$ 25,736.22**	**$ 16,092.09**	**$ 2,401.55**	**$ 44,033.22**

Footnotes:

[a] Interest is calculated at an average rate of 4.00%.

[b] The Figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] The project Annual Installment does not include the Maximum TIRZ No. 2 Annual Credit Amount of $482.20 for Lot Type 3. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 2 Annual Credit Amount applicable to each lot.

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2025

PREPARED BY: Susie Hernandez, Finance Director

AGENDA CONTENT: Discussion and possible action to approve Ordinance No. 20250826-005 approving the 2025 Annual Service Plan Update for the public improvements in the Riverwood Ranch North Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

October 24, 2023, the City Council passed and approved a Resolution No. 20231024-010 creating the Riverwood Ranch North Public Improvement District (the "District") covering approximately 35.608 acres of land described by metes and bounds in said Resolution.

On April 23, 2024, the City Council passed and approved Ordinance No. 20240423-009, approving the service and assessment plan and assessment roll for authorized improvements for the Riverwood North Public Improvement District.

The City and the Developer entered into the attached Riverwood Ranch North Public Improvement District Reimbursement Agreement, which reflects the reimbursement due to the Developer for the costs of the Public Improvement Projects pursuant to the approved SAP; through the process, the City reimburses the Developer for certain costs of the Public Improvement Projects.

RECOMMENDATION:

Staff recommends approval of the Ordinance for Riverwood Ranch North Public Improvement District, approving the 2025 Annual Service Plan Update for the public improvements in the Riverwood Ranch North Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with Chapter 372 of the Texas Local Government Code.

ORDINANCE NO. 20250826-005

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, APPROVING THE 2025 UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE RIVERWOOD NORTH PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; PROVIDING AN EFFECTIVE DATE AND OTHER MATTERS RELATED THERETO.

WHEREAS, The Green Trails Public Improvement District (the "District") was created pursuant to the PID Act, by Resolution of the City Council on October 24, 2023, to finance certain public improvement projects for the benefit of the property in the District and

WHEREAS, On April 23, 2024, the City Council adopted and approved the Service and assessment plan for the District by Ordinance, (the "Service and Assessment Plan") including an Assessment Roll, and levied Assessments on property within the District to finance the Authorized Improvements for the benefit of such property.

WHEREAS, all capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan; and

WHEREAS, Section 372.013 of the Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be reviewed and updated annually for the purpose of determining the annual budget for improvements (the **"**Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for Fiscal Year 2025 attached as Exhibit A (the "2025 Annual Service Plan Update) hereto conforms the Assessment Roll to the annual principal and interest payment schedule required for the PID Reimbursement Agreement and updates the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for District Authorized Improvements that occur during the year, if any and the annual administrative costs of the District; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance and hereby approves and adopts the 2025 Annual Service Plan Update and the updated Assessment Roll attached thereto, in conformity with the requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. *Findings.* The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes and are hereby adopted.

SECTION 2. *Annual Service Plan Update.* The 2025 Annual Service Plan Update with updated Assessment Roll attached hereto as Exhibit A is hereby accepted and approved and complies with the Act in all matters as required.

SECTION 3. *Cumulative Repealer.* This Ordinance shall be cumulative of all other ordinances and shall not repeal any of the provisions of such ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that ordinance and for that purpose the ordinance shall remain in full force and effect.

SECTION 4. *Severability.* If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. *Effective Date.* This Ordinance shall take effect, and the provisions and terms of the Annual Service Plan Update shall be and become effective upon passage and execution hereof.

SECTION 6. *Property Records.* This Ordinance and the 2025 Annual Service Plan Update shall be filed in the real property records of Brazoria County within seven (7) days of the Effective Date.

DULY PASSED AND APPROVED by the City Council of the City of Angleton, Texas, on this the 26th day of August 2025.

[SIGNATURE PAGE FOLLOWS]

		CITY OF ANGLETON, TEXAS
		John Wright
		Mayor
ATTEST:		APPROVED AS TO LEGAL FORM:
Michelle Perez, TRMC, CMC		Grady Randle
City Secretary		City Attorney

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared John Wright, Mayor of the City of Angleton, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

_____
Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT A

2025 ANNUAL UPDATE TO THE RIVERWOOD NORTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN.

RIVERWOOD RANCH NORTH PUBLIC IMPROVEMENT DISTRICT

2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 26, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings given to them in the 2024 Service and Assessment Plan (the "2024 SAP") or unless the context in which a term is used clearly requires a different meaning.

On October 24, 2023, the City passed and approved Resolution No. 20231024-010 authorizing the creation of the District in accordance with the PID Act, as amended, which authorization was effective upon publication as required by the PID Act.

On April 23, 2024, the City passed and approved Ordinance 20240423-009 which approved the Service and Assessment Plan and levied assessments against benefited properties within the District and established a lien on such properties.

The 2024 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2024 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2024 SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

- The final plat of Riverwood Ranch North Section 1 was filed and recorded within the County on July 16, 2024, and consists of 73 residential Lots and 6 Lots of Non-Benefited Property.

- The final plat of Riverwood Ranch North Section 2 was filed and recorded with the County on July 16, 2024, and consists of 71 residential Lots.

See **Exhibit C** for the Lot Type classification map.

District	
Lot Type	**Number of Lots**
Lot Type 1	80
Lot Type 2	64
Total	**144**

LOT AND HOME SALES

Per the Owner as of March 31, 2025, the lot ownership composition is provided below:

- Owner Owned:
  - Lot Type 1: 0 Lots
  - Lot Type 2: 0 Lots
- Homebuilder Owned:
  - Lot Type 1: 80 Lots
  - Lot Type 2: 64 Lots
- End-User Owner:
  - Lot Type 1: 0 Lots
  - Lot Type 2: 0 Lots

See **Exhibit D** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

The Developer has completed the Authorized Improvements listed in the 2024 SAP and they were dedicated to the City on December 16, 2024.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of $5,064,000.00.

ANNUAL INSTALLMENT DUE 1/31/2026

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is $380,840.00.
- ***TIRZ No. 2 Annual Credit Amount*** – The total TIRZ No. 2 Annual Credit Amount, credited against the principal and interest required for the Annual Installment, is $0.00.
- ***Annual Collection Costs*** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is $16,829.94. A breakdown of the Annual Collection Costs is shown below.

District	
Annual Collection Costs	
Administration	$ 18,727.20
City Auditor	1,000.00
Filing Fees	1,000.00
County Collection	200.00
Draw Request Review	3,400.00
Collection Cost Maintenance Balance	10,000.00
Less CCMB Credit from Prior Years	(17,498.26)
Total Annual Collection Costs	**$ 16,828.94**

District	
Due January 31, 2026	
Principal	$ 77,000.00
Interest	$ 303,840.00
TIRZ No. Annual Credit Amount	$ -
Annual Collection Costs	$ 16,828.94
Total Annual Installment	**$ 397,668.94**

Please contact P3Works for the pay period for the District. See **Exhibit B** for the Annual Installment schedule for the District.

PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments of Assessments have occurred within Improvement Area #1.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments of Assessments have occurred within Improvement Area #1.

TIRZ NO. 2 ANNUAL CREDIT

The City Council, in accordance with the TIRZ No. 2 Agreement, has agreed to use a portion of TIRZ No. 2 Revenues generated from each Assessed Property to offset a portion of the principal and interest of such property's Assessment. The TIRZ Revenues generated to reduce the Annual Installment for all Assessed Property so that the Annual Installment minus the TIRZ No. 2 Annual Credit Amount for each Lot Type does not produce an equivalent tax rate which exceeds the competitive composite ad valorem equivalent tax rate ($1.50 per $100 of assessed value) taking into consideration the tax rates of all applicable taxing units and the equivalent tax rate of the District Annual Installments. The resulting Maximum TIRZ No. 2 Annual Credit Amount for each Lot Type is shown below.

Lot Type	Units	TIRZ No. 2 Maximum Annual Credit Amount	
		Amount	Per Unit
Lot Type 1	80	$ 0.1412	$ 402.00
Lot Type 2	64	$ 0.1412	$ 424.00
Total	**144**		**$ 826.00**

The TIRZ No. 2 Revenues available to be applied to the Annual Installment due January 31, 2026 is $0.00.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

District						
Annual Installments Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 77,000.00	$ 81,000.00	$ 85,000.00	$ 90,000.00	$ 94,000.00
Interest[1]		$ 303,840.00	$ 299,220.00	$ 294,360.00	$ 289,260.00	$ 283,860.00
Additional Interest[2]		$ -	$ -	$ -	$ -	$ -
TIRZ No. 2 Annual Credit Amount[3]		$ -	$ -	$ -	$ -	$ -
	(1)	$ 380,840.00	$ 380,220.00	$ 379,360.00	$ 379,260.00	$ 377,860.00
Annual Collection Costs	(2)	$ 16,828.94	$ 24,813.74	$ 25,310.02	$ 25,816.22	$ 26,332.54
Total Annual Installments	**(3) = (1) + (2)**	**$ 397,668.94**	**$ 405,033.74**	**$ 404,670.02**	**$ 405,076.22**	**$ 404,192.54**

Footnotes:

[1] Interest is levied at a rate of 6% pursuant to the PID Act and once PID Bonds are issued, shall adjust to the interest rate on the PID Bonds plus Additional Interest.

[2] PID Bonds are not being issued at this time. The levy is pursuant to the Facilities and Creation Costs Reimbursement Agreement and Additional Interest will be collected if PID Bonds are issued.

[3] The TIRZ No. 2 Revenue generated by the Assessed Property for the previous Tax Year shall be applied on a parcel by parcel basis to reduce principal required for the Annual Installment due January 31, 2026. The TIRZ No. 2 Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ No. 2 Revenue is generated.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A – ASSESSMENT ROLL [SEE NOTES IN MODEL]

		District						
Property ID[a]	Lot Type	Outstanding Assessment[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2026[b],[c]
717939	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -	$ -
717940	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -	$ -
717941	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -	$ -
717942	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -	$ -
717943	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -	$ -
717944	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -	$ -
717945	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717946	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717947	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717948	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717949	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717950	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717951	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717952	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717953	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717954	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717955	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717956	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717957	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717958	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717959	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
717960	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717961	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717962	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717963	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717964	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717965	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717966	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717967	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717968	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717969	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717970	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
717971	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
717972	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717973	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717974	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717975	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717976	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717977	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717978	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47

		District						
Property ID[a]	Lot Type	Outstanding Assessment[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2026[b],[c]
717979	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
717980	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
717981	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
717982	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717983	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717984	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717985	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717986	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717987	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717988	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717989	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717990	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
717991	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717992	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717993	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
717994	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717995	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717996	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717997	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717998	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
717999	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718000	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718001	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718002	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718003	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718004	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718005	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718006	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718007	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718008	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718009	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718010	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718011	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718012	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718013	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718014	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718015	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718016	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718017	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718129	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47

		District						
Property ID[a]	Lot Type	Outstanding Assessment[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2026[b],[c]
718130	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718131	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718132	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718133	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718134	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718135	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718136	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718137	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718138	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718139	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718140	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718141	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718142	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718143	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718144	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718145	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718146	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718147	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718148	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718149	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718150	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718151	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718152	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718153	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718154	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718155	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718156	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718157	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718158	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718159	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718160	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718161	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718162	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718163	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718164	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718165	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718166	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718167	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718168	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718169	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47

		District						
Property ID[a]	Lot Type	Outstanding Assessment[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2026[b],[c]
718170	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718171	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718172	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718173	1	$ 34,362.86	$ 522.50	$ 2,061.77	$ 114.20	$ 2,698.47	$ -	$ 2,698.47
718174	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718175	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718176	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718177	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718178	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718179	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718180	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718181	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718182	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718183	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718184	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718185	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718186	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718187	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718188	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718189	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718190	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718191	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718192	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718193	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718194	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718195	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718196	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718197	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718198	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
718199	2	$ 36,171.43	$ 550.00	$ 2,170.29	$ 120.21	$ 2,840.49	$ -	$ 2,840.49
Total		**$ 5,064,000.00**	**$ 77,000.00**	**$ 303,840.00**	**$ 16,828.94**	**$ 397,668.94**	**$ -**	**$ 397,668.94**

Footnotes:

[a] Property IDs are preliminary and subject to change based on the final certified rolls provided by the County prior to billing.
[b] Total may not match the Outstanding Assessment and Annual Installment due to rounding.
[c] Cumulative of TIRZ No. 2 Annual Credit Amount.

EXHIBIT B – DISTRICT ANNUAL INSTALLMENTS [SEE NOTES IN MODEL]

Installment Due 1/31	Principal	Interest[1,2]	Additional Interest[2]	Annual Collection Costs	Total Annual Installment Due[3,4]
2026	$ 77,000.00	$ 303,840.00	$ -	$ 16,828.94	$ 397,668.94
2027	$ 81,000.00	$ 299,220.00	$ -	$ 24,813.74	$ 405,033.74
2028	$ 85,000.00	$ 294,360.00	$ -	$ 25,310.02	$ 404,670.02
2029	$ 90,000.00	$ 289,260.00	$ -	$ 25,816.22	$ 405,076.22
2030	$ 94,000.00	$ 283,860.00	$ -	$ 26,332.54	$ 404,192.54
2031	$ 99,000.00	$ 278,220.00	$ -	$ 26,859.19	$ 404,079.19
2032	$ 104,000.00	$ 272,280.00	$ -	$ 27,396.38	$ 403,676.38
2033	$ 109,000.00	$ 266,040.00	$ -	$ 27,944.31	$ 402,984.31
2034	$ 115,000.00	$ 259,500.00	$ -	$ 28,503.19	$ 403,003.19
2035	$ 121,000.00	$ 252,600.00	$ -	$ 29,073.26	$ 402,673.26
2036	$ 127,000.00	$ 245,340.00	$ -	$ 29,654.72	$ 401,994.72
2037	$ 134,000.00	$ 237,720.00	$ -	$ 30,247.82	$ 401,967.82
2038	$ 141,000.00	$ 229,680.00	$ -	$ 30,852.77	$ 401,532.77
2039	$ 149,000.00	$ 221,220.00	$ -	$ 31,469.83	$ 401,689.83
2040	$ 157,000.00	$ 212,280.00	$ -	$ 32,099.22	$ 401,379.22
2041	$ 165,000.00	$ 202,860.00	$ -	$ 32,741.21	$ 400,601.21
2042	$ 174,000.00	$ 192,960.00	$ -	$ 33,396.03	$ 400,356.03
2043	$ 184,000.00	$ 182,520.00	$ -	$ 34,063.95	$ 400,583.95
2044	$ 194,000.00	$ 171,480.00	$ -	$ 34,745.23	$ 400,225.23
2045	$ 205,000.00	$ 159,840.00	$ -	$ 35,440.14	$ 400,280.14
2046	$ 216,000.00	$ 147,540.00	$ -	$ 36,148.94	$ 399,688.94
2047	$ 229,000.00	$ 134,580.00	$ -	$ 36,871.92	$ 400,451.92
2048	$ 242,000.00	$ 120,840.00	$ -	$ 37,609.36	$ 400,449.36
2049	$ 256,000.00	$ 106,320.00	$ -	$ 38,361.54	$ 400,681.54
2050	$ 270,000.00	$ 90,960.00	$ -	$ 39,128.77	$ 400,088.77
2051	$ 286,000.00	$ 74,760.00	$ -	$ 39,911.35	$ 400,671.35
2052	$ 302,000.00	$ 57,600.00	$ -	$ 40,709.58	$ 400,309.58
2053	$ 320,000.00	$ 39,480.00	$ -	$ 41,523.77	$ 401,003.77
2054	$ 338,000.00	$ 20,280.00	$ -	$ 42,354.24	$ 400,634.24
Total	**$ 5,064,000.00**	**$ 5,647,440.00**	**$ -**	**$ 936,208.19**	**$ 11,647,648.19**

Footnotes:

[1] Interest on the Improvement Area #1 Reimbursement Obligation is calculated at a rate of 6.00% which is less than 2% above the S&P Municipal Bond High Yield Index, which was 5.72% as of January 31, 2024.

[2] If PID Bonds are issued, the interest on the Assessments will adjust to the interest rate on the PID Bonds plus Additional Interest which will be collected if PID Bonds are issued.

[3] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[4] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT C – LOT CLASSIFICATION MAP

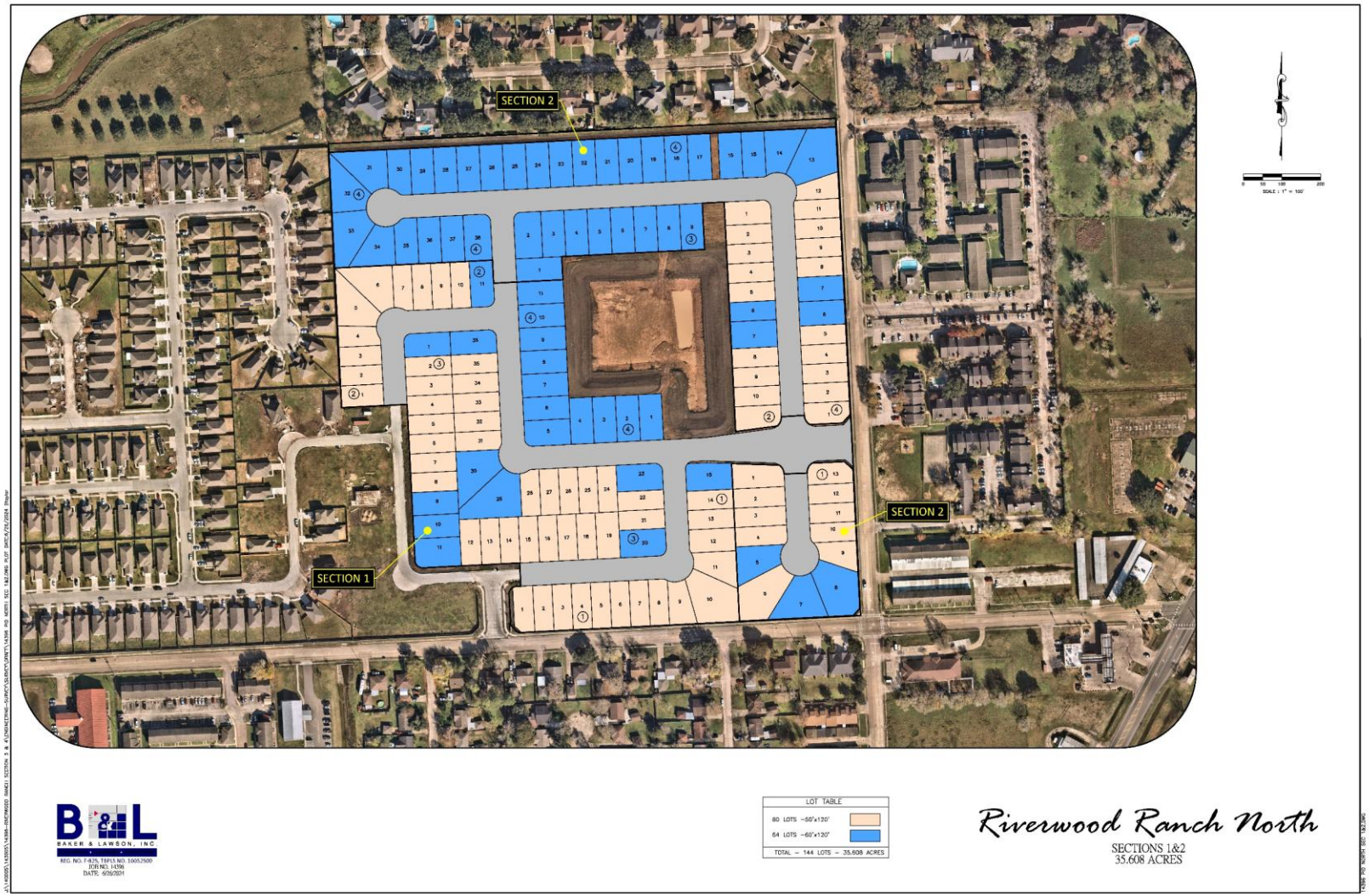

EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1 (50’)
- Lot Type 2 (60’)

RIVERWOOD RANCH NORTH PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 1 - BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: $34,362.86

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Riverwood Ranch North Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Installment Due 1/31	Principal	Interest[1,2]	Additional Interest[2]	Annual Collection Costs	Total Annual Installment Due[3,4]
2026	$ 522.50	$ 2,061.77	$ -	$ 114.20	$ 2,698.47
2027	$ 549.64	$ 2,030.42	$ -	$ 168.38	$ 2,748.44
2028	$ 576.79	$ 1,997.44	$ -	$ 171.75	$ 2,745.98
2029	$ 610.71	$ 1,962.84	$ -	$ 175.18	$ 2,748.73
2030	$ 637.86	$ 1,926.19	$ -	$ 178.69	$ 2,742.74
2031	$ 671.79	$ 1,887.92	$ -	$ 182.26	$ 2,741.97
2032	$ 705.71	$ 1,847.61	$ -	$ 185.90	$ 2,739.23
2033	$ 739.64	$ 1,805.27	$ -	$ 189.62	$ 2,734.54
2034	$ 780.36	$ 1,760.89	$ -	$ 193.41	$ 2,734.66
2035	$ 821.07	$ 1,714.07	$ -	$ 197.28	$ 2,732.43
2036	$ 861.79	$ 1,664.81	$ -	$ 201.23	$ 2,727.82
2037	$ 909.29	$ 1,613.10	$ -	$ 205.25	$ 2,727.64
2038	$ 956.79	$ 1,558.54	$ -	$ 209.36	$ 2,724.69
2039	$ 1,011.07	$ 1,501.14	$ -	$ 213.55	$ 2,725.75
2040	$ 1,065.36	$ 1,440.47	$ -	$ 217.82	$ 2,723.64
2041	$ 1,119.64	$ 1,376.55	$ -	$ 222.17	$ 2,718.37
2042	$ 1,180.71	$ 1,309.37	$ -	$ 226.62	$ 2,716.70
2043	$ 1,248.57	$ 1,238.53	$ -	$ 231.15	$ 2,718.25
2044	$ 1,316.43	$ 1,163.61	$ -	$ 235.77	$ 2,715.81
2045	$ 1,391.07	$ 1,084.63	$ -	$ 240.49	$ 2,716.19
2046	$ 1,465.71	$ 1,001.16	$ -	$ 245.30	$ 2,712.17
2047	$ 1,553.93	$ 913.22	$ -	$ 250.20	$ 2,717.35
2048	$ 1,642.14	$ 819.99	$ -	$ 255.21	$ 2,717.33
2049	$ 1,737.14	$ 721.46	$ -	$ 260.31	$ 2,718.91
2050	$ 1,832.14	$ 617.23	$ -	$ 265.52	$ 2,714.89
2051	$ 1,940.71	$ 507.30	$ -	$ 270.83	$ 2,718.84
2052	$ 2,049.29	$ 390.86	$ -	$ 276.24	$ 2,716.39
2053	$ 2,171.43	$ 267.90	$ -	$ 281.77	$ 2,721.10
2054	$ 2,293.57	$ 137.61	$ -	$ 287.40	$ 2,718.59
Total	**$ 34,362.86**	**$ 38,321.91**	**$ -**	**$ 6,352.84**	**$ 79,037.61**

Footnotes:

[1] Interest is calculated at a rate of 6.00% for illustrative purposes.

[2] If PID Bonds are issued, the interest on the Assessments will adjust to the interest rate on the PID Bonds plus Additional Interest which will be collected if PID Bonds are issued.

[3] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[4] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

RIVERWOOD RANCH NORTH PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 2 - BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: $36,171.43

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Riverwood Ranch North Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 2

Installment Due 1/31	Principal	Interest[1,2]	Additional Interest[2]	Annual Collection Costs	Total Annual Installment Due[3,4]
2026	$ 550.00	$ 2,170.29	$ -	$ 120.21	$ 2,840.49
2027	$ 578.57	$ 2,137.29	$ -	$ 177.24	$ 2,893.10
2028	$ 607.14	$ 2,102.57	$ -	$ 180.79	$ 2,890.50
2029	$ 642.86	$ 2,066.14	$ -	$ 184.40	$ 2,893.40
2030	$ 671.43	$ 2,027.57	$ -	$ 188.09	$ 2,887.09
2031	$ 707.14	$ 1,987.29	$ -	$ 191.85	$ 2,886.28
2032	$ 742.86	$ 1,944.86	$ -	$ 195.69	$ 2,883.40
2033	$ 778.57	$ 1,900.29	$ -	$ 199.60	$ 2,878.46
2034	$ 821.43	$ 1,853.57	$ -	$ 203.59	$ 2,878.59
2035	$ 864.29	$ 1,804.29	$ -	$ 207.67	$ 2,876.24
2036	$ 907.14	$ 1,752.43	$ -	$ 211.82	$ 2,871.39
2037	$ 957.14	$ 1,698.00	$ -	$ 216.06	$ 2,871.20
2038	$ 1,007.14	$ 1,640.57	$ -	$ 220.38	$ 2,868.09
2039	$ 1,064.29	$ 1,580.14	$ -	$ 224.78	$ 2,869.21
2040	$ 1,121.43	$ 1,516.29	$ -	$ 229.28	$ 2,866.99
2041	$ 1,178.57	$ 1,449.00	$ -	$ 233.87	$ 2,861.44
2042	$ 1,242.86	$ 1,378.29	$ -	$ 238.54	$ 2,859.69
2043	$ 1,314.29	$ 1,303.71	$ -	$ 243.31	$ 2,861.31
2044	$ 1,385.71	$ 1,224.86	$ -	$ 248.18	$ 2,858.75
2045	$ 1,464.29	$ 1,141.71	$ -	$ 253.14	$ 2,859.14
2046	$ 1,542.86	$ 1,053.86	$ -	$ 258.21	$ 2,854.92
2047	$ 1,635.71	$ 961.29	$ -	$ 263.37	$ 2,860.37
2048	$ 1,728.57	$ 863.14	$ -	$ 268.64	$ 2,860.35
2049	$ 1,828.57	$ 759.43	$ -	$ 274.01	$ 2,862.01
2050	$ 1,928.57	$ 649.71	$ -	$ 279.49	$ 2,857.78
2051	$ 2,042.86	$ 534.00	$ -	$ 285.08	$ 2,861.94
2052	$ 2,157.14	$ 411.43	$ -	$ 290.78	$ 2,859.35
2053	$ 2,285.71	$ 282.00	$ -	$ 296.60	$ 2,864.31
2054	$ 2,414.29	$ 144.86	$ -	$ 302.53	$ 2,861.67
Total	**$ 36,171.43**	**$ 40,338.86**	**$ -**	**$ 6,687.20**	**$ 83,197.49**

Footnotes:

[1] Interest is calculated at a rate of 6.00% for illustrative purposes.

[2] If PID Bonds are issued, the interest on the Assessments will adjust to the interest rate on the PID Bonds plus Additional Interest which will be collected if PID Bonds are issued.

[3] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[4] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers Market to obtain permission to close the 200 block of East Peach St. on September 27, 2025, until 4:00 PM, for the 2nd Annual Pickle Festival.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

As a repeat of last year, Ellen Eby, PSFM Manager, Peach Street Farmers Market, has submitted this request for permission to close the 200 block of East Peach Street on Saturday, September 27, 2025, until 4:00 PM, for the 2nd Annual Pickle Festival.

RECOMMENDATION:

The City Council should grant the request for the Annual Pickle Festival on Saturday, September 27, 2025, until 4:00 PM at the Peach Street Farmers Market, for the E. Peach Street closure as described.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/26/2025

PREPARED BY: SUSIE J HERNANDEZ

AGENDA CONTENT: Discussion and possible action to approve the Quarterly Investment Reports for June 2025.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Attached is the Quarterly Investment Report for the 3nd Quarter of 2025 fiscal year. City funds are divided between six financial institutions (Texas Gulf Bank, JP Morgan Chase Bank, First State Bank-Louise, TexPool, Lone Star and TexSTAR). The City also has certificates of deposit through First State Bank which matures in September of 2025. The overall total of the portfolio decreased by $ 2,105,595.63K due to Bond funds being spent on approved projects.

The City's current Investment Policy sets an interest rate goal equal to that of the 91-day treasury bill which was approximately 4.24%. Some of the City's accounts with fixed interest rates did not reach this benchmark since the rates have recently changed from .05% last QE to 4.339% this quarter. We should expect to see the rates increase that are provided on our pool accounts to reflect this change by next quarter. Police Seizure account earns no interest by state law, but no service charges are being incurred. Transfers may be needed to maximize returns. However, safety of principal, diversity of funds and the financial contract with First State bank will limit some movement of funds.

RECOMMENDATION:

Staff recommends Council approve the Quarterly Investment Reports for June 30, 2025.

THE HEART OF BRAZORIA COUNTY
ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/26/2025

PREPARED BY: SUSIE J HERNANDEZ

AGENDA CONTENT: Discussion and possible action to approve the Quarterly Investment Reports for June 2025.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Attached is the Quarterly Investment Report for the 3nd Quarter of 2025 fiscal year. City funds are divided between six financial institutions (Texas Gulf Bank, JP Morgan Chase Bank, First State Bank-Louise, TexPool, Lone Star and TexSTAR). The City also has certificates of deposit through First State Bank which matures in September of 2025. The overall total of the portfolio decreased by $ 2,105,595.63 K due to Bond funds being spent on approved projects.

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RECOMMENDATION:

Staff recommends Council approve the Quarterly Investment Reports for June 30, 2025.

INVESTMENT REPORT

FISCAL YEAR 2025

3RD QUARTER

AS OF 06-30-25

INVESTMENT REPORT
JUNE 30, 2025

- City funds are divided between six financial institutions: Texas Gulf Bank, JP Morgan Chase, First State Bank - Louise, TexPool, Lone Star, and TexSTAR governmental funds.
- Funds deposited in banking accounts generally have a fixed interest rate and will not fluctuate should federal interest rates increase or decrease.
- The City's current Investment Policy sets an interest rate goal equal to that of a 91-day treasury bill. This goal provides a benchmark for yield. Safety of principal is the foremost goal, so the treasury bill interest rate only serves to identify account transfer possibilities in order to earn a greater yield.

BANK INVESTMENTS

ACCOUNT NAME	INSTITUTION	FY 2025 1st Quarter As of Dec 31, 2024	FY 2025 2nd Quarter As of March 31, 2025	FY 2025 3rd Quarter As of June 30, 2025	FY 2025 4th Quarter As of Sept 30, 2025	Last Qtr. Change	Average Monthly Investment Rate
GENERAL FUND	FSBL	$3,956,264.13	$3,252,903.73	$3,839,369.04		$586,465.31	0.5000%
EMERGENCY FUND	FSBL	$48,844.51	$48,904.75	$48,965.74		$60.99	0.5000%
EMERGENCY FUND #2	FSBL	$4,643,243.01	$5,290,629.98	$4,821,707.87		($468,922.11)	0.5000%
EMERGENCY FUND #2	FSBL	$639,524.48	$642,685.73	$840,343.78		$197,658.05	0.5000%
PUBLIC FUNDS INTEREST BEARING ACCOUNT	FSBL	$11,392.55	$11,406.60	$11,420.83		$14.23	0.5000%
TRUST ACCOUNT	FSBL	$17,414.94	$17,436.42	$17,458.17		$21.75	0.5000%
SEIZURE ACCOUNT	FSBL	$8,366.07	$8,366.07	$8,366.07		$0.00	0.5000%
ABLC	FSBL	$63,238.73	$575,278.42	$660,903.68		$85,625.26	0.5000%
KIBER RESERVE PID	FSBL	$142,293.18	$157,283.32	$56,120.71		($101,162.61)	0.5000%
GREYSTONE PID	FSBL	$142,573.87	$156,818.34	$64,712.38		($92,105.96)	0.5000%
RIVERWOOD RANCH PID	FSBL	$188,349.18	$760,438.59	$14,162.03		($746,276.56)	0.5000%
GREEN TRAILS PID	FSBL	$52,079.95	$77,533.63	$28,698.29		($48,835.34)	0.5000%
4-MONTH BUSINESS CERTIFICATE	FSBL	$373,954.36	$378,195.92	$382,948.04		$4,752.12	3.7500%
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CHASE CHECKING ACCOUNT	CHASE BANK	$115,002.97	$90,389.71	$119,998.67		$29,608.96	0.0000%
HOTEL ACCOUNT	TEXAS GULF BANK	$4,104.97	$4,105.48	$4,105.99		$0.51	0.5000%
PURCHASE ACCOUNT	TEXAS GULF BANK	$1,590.80	$1,591.00	$1,591.20		$0.20	0.5000%
2024 BOND SERIES CORPORATE OVERNIGHT	LONE STAR INV. POOL		$4,115,654.60	$4,161,180.26		$45,525.66	4.3000%
2013 ISSUANCE CORPORATE OVERNIGHT	LONE STAR INV. POOL	$45,522.53	$72.80	$0.21		($72.59)	4.3000%
2018 BOND SERIES GOVERNMENT OVERNIGHT	LONE STAR INV. POOL	$7,037,855.17	$994,521.58	$1,005,244.73		$10,723.15	4.3000%
ABLC CORPORATE OVERNIGHT	LONE STAR INV. POOL	$61,389.60	$62,072.51	$62,759.14		$686.63	4.3000%
COA POOLED CASH CORPORATE	LONE STAR INV. POOL	$151,902.78	$199,548.71	$201,829.43		$2,280.72	4.3000%
COA POOLED CASH GOVERNMENT	LONE STAR INV. POOL	$75,110.45	$75,917.13	$76,735.69		$818.56	4.3000%
GENERAL ACCOUNT	TEXPOOL	$218,108.93	$220,462.56	$222,841.91		$2,379.35	4.2970%
2020 BOND SERVICE	TEXPOOL	$440,539.49	$445,293.39	$3,737.59		($441,555.80)	4.2970%
						$0.00	
GENERAL ACCOUNT	TEXSTAR	$554,035.11	$603,176.86	$609,670.32		$6,493.46	4.3394%
2021 BOND SERIES	TEXSTAR	$1,304,153.14	$1,313,394.14	$469.41		($1,312,924.73)	4.3394%
2022 BOND	TEXSTAR	$8,472,933.67	$8,532,971.56	$8,656,612.48		$123,640.92	4.3394%
Total Cash Investments		**$29,517,697.29**	**$28,793,445.37**	**$26,687,849.74**	**$0.00**	**($2,105,595.63)**	

(City Funds - General Fund, Water Fund, Street Fund, Debt Service Fund, Special Funds, Capital Funds)

The Investment portfolio of the City of Angleton is in compliance with the investment strategies expressed in the City's investment policy and relevent provisions of Chapter 2256 of the Local Government.

Susie J Hernandez, Investment Officer

Anthony Madrigal, Accountant

INVESTMENT REPORT
JUNE 30, 2025

- Emergency Fund decrease is due to a transfer to the General Fund for Hurricane Beryl reimbursement.
- PID's decrease due to payments made to developers.
- 2020 Bond was closed – Major Project Lake Side Park
- 2021 Bond was closed – Major Project Chenango Plant

INVESTMENT REPORT
JUNE 30, 2025

- The accounts that are still open with TGB have low amounts of money in them and no service charge.

- The JPMorgan Chase account earns no interest. This account is used for credit card payments only and maintains an even balance when possible. The Police Seizure account earns no interest in accordance with state law.

INVESTMENT REPORT
JUNE 30, 2025

- Part of the portfolio is a 4-month certificate of deposit that had a maturity date of June 30, 2025. This CD is earning a constant 3.75% interest yield and was renewed for 4 months
- Investment pools are part of the portfolio as well. TexPool, TexSTAR, and Lone Star all have a Standard and Poor's rating of AAA-m. This is the rating required in order to use an investment pool as a source of interest. Should these ratings fall below an acceptable level, those funds will be reallocated.

INVESTMENT REPORT

FISCAL YEAR 2025

3RD QUARTER

AS OF 06-30-25

INVESTMENT REPORT JUNE 30, 2025

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Susie J Hernandez, Investment Officer

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INVESTMENT REPORT
JUNE 30, 2025

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INVESTMENT REPORT
JUNE 30, 2025

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INVESTMENT REPORT JUNE 30, 2025

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- Investment pools are part of the portfolio as well. TexPool, TexSTAR, and Lone Star all have a Standard and Poor's rating of AAA-m. This is the rating required in order to use an investment pool as a source of interest. Should these ratings fall below an acceptable level, those funds will be reallocated.

INVESTMENT REPORT JUNE 30, 2025

- Funds are being moved into governmental investment pools when possible as those institutions are maintaining higher interest rates than banks over time.

- The investments reported this quarter comply with the City's investment policy as well as state codes. The primary goals of safety of principal as well as diversity are being met. At the same time, interest rates are comparable to the City's benchmark amounts provided by the 91-day treasury bill.

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on Ordinance No. 20250826-008 rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

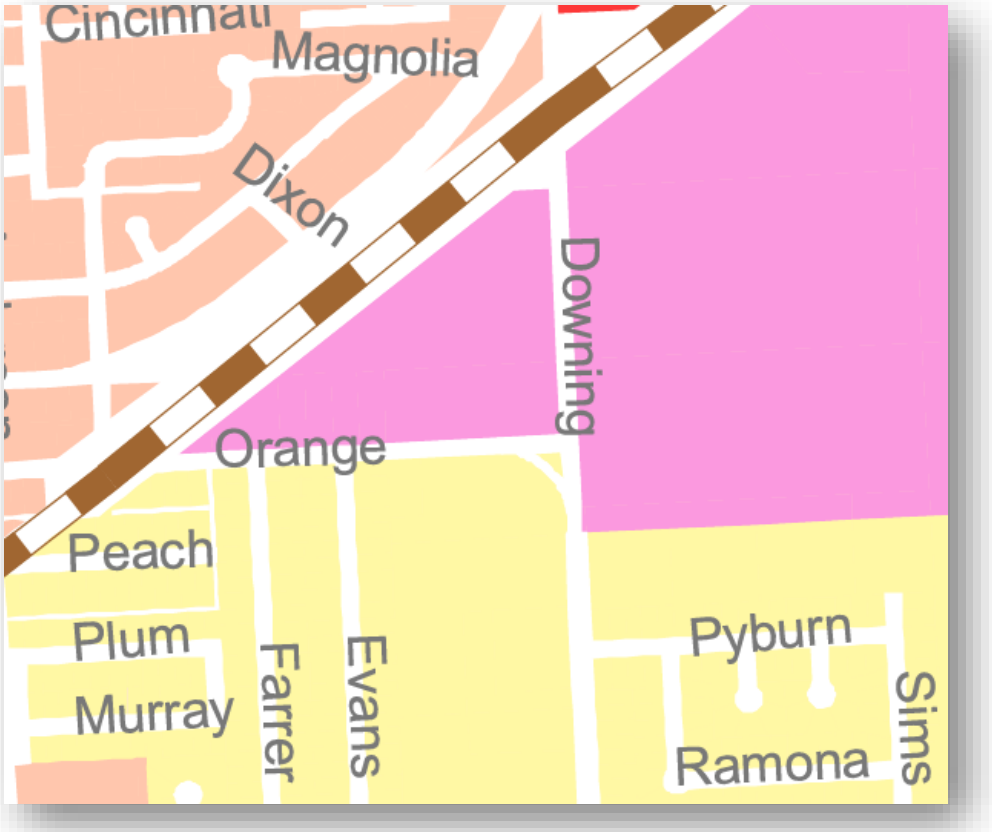
The applicant requests to rezone approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District for property located west of 1001 Orange Street.

Future Land Use Map

The 2005 Comprehensive Land Use Plan highlights this tract of land as "Industrial Use District".

- Industrial development should have good access to truck routes, hazardous material routes and railroads.
- Industrial uses should be targeted in selected industrial development areas.
- Industrial development should have good access to primary streets and major highways.
- Industrial development should be separated from other uses by buffers.
- Industrial development should not be directly adjacent to residential areas.

Although this tract is next to railroad, due to proximity to residential, it has panned out to be unsuitable for any active industrial uses. Less-intense use of a residential scale would be more compatible with the surrounding area.



Applicant's Purpose:

The applicant hopes to rezone approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St. The plan is to build approximately 5 homes on this vacant tract.

Existing Land Use and Zoning:

North: ETJ /Vacant
West: *Vacant/ Ashland Development*
South: Gulf Coast Ford/ Industrial District
East: ETJ /Vacant

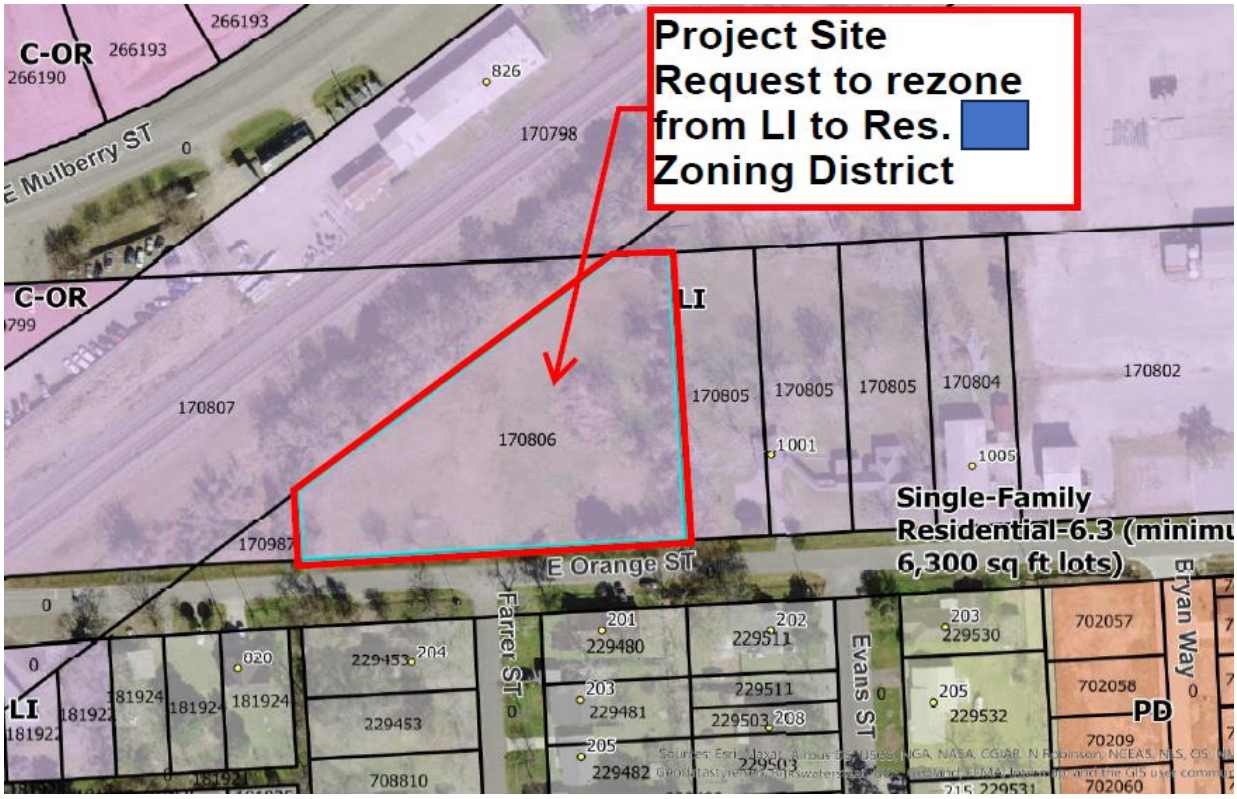
Finding of Fact/ Review Criteria:

In making a determination regarding a requested zoning change, the planning and zoning commission and the city council shall consider the following factors:

a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city

as a whole; ***The proposed use will be more appropriate and consistent than the current allowable industrial uses.***

b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; **The proposed rezoning should not cause any major capacity issues in terms of public services.**
c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development; ***The area is more conducive for residential development.***
d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change; ***The area and vicinity has steadily developed as residential.***
e. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved; ***No major or negative impacts if property site and drainage plans are implemented.***
f. Any other factors that will substantially affect the public health, safety, morals, or general welfare. **N/A.**



Aerial View

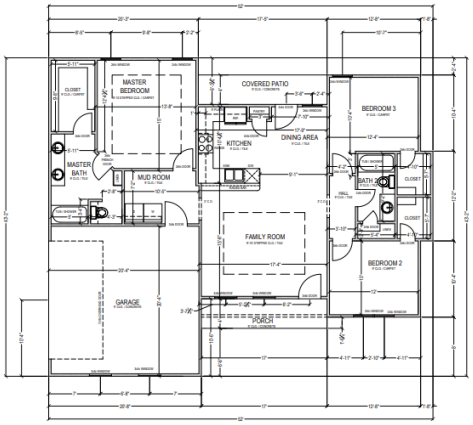
Zoning Code Analysis: The applicant is proposing to have the subject tract downzoned from LI-Light Industrial to the SF-7.2 Single Family Residential District with proposed 5 new single-family lots (See attached Exhibit B). All future lots would have to comply with the SF 7.2 District Standards. No variances can be allowed, due to the fact that a developer or applicant cannot create his own hardship.

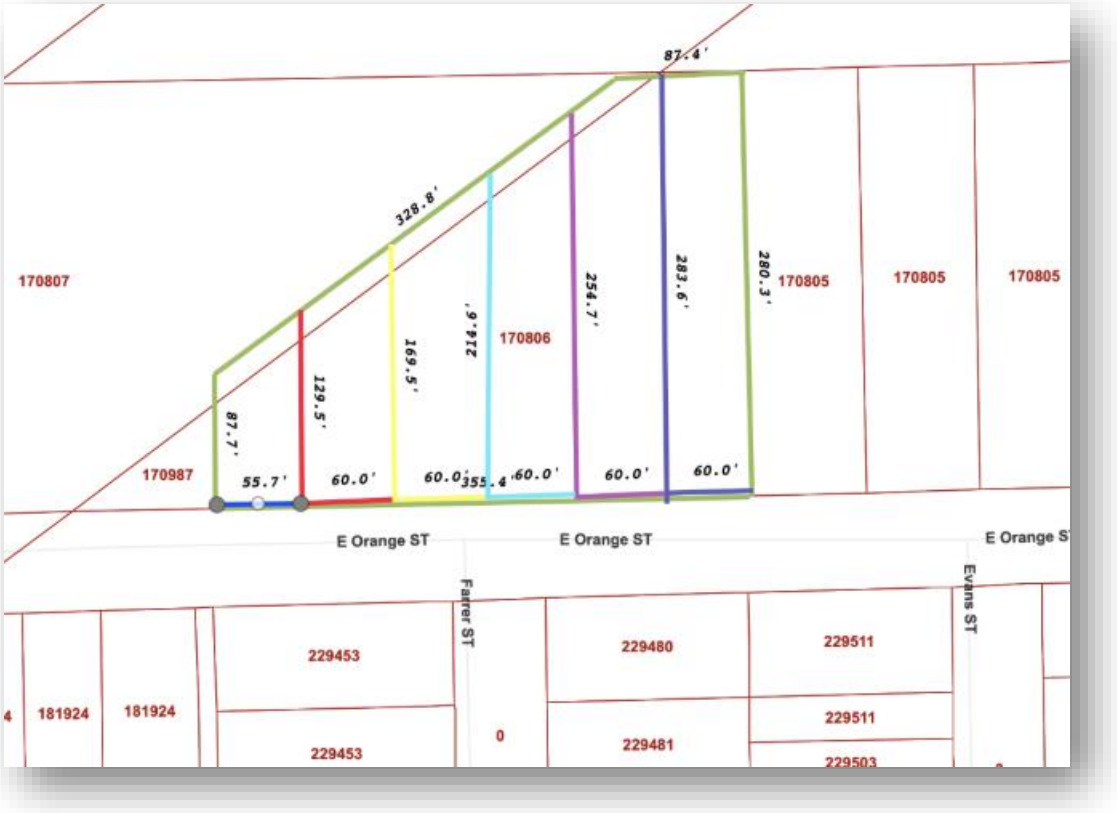
FRONT ELEVATION

RIGHT SIDE ELEVATION

REAR ELEVATION

LEFT SIDE ELEVATION





Proposed Layout- Note: the Applicant has agreed to 5 lots as part of P&Z's recommendation.

The Zoning Code requirements for the requested SF-7.2 district are as follows:

Sec. 28-45. SF-7.2—Single-family residential-7.2 district.

(a) General purpose and description: The SF-7.2—Single-Family Residential-7.2, district is intended to provide for development of primarily detached, single-family residences on smaller and more compact lots of not less than 7,200 square feet in size, churches, schools and public parks in logical neighborhood units. Areas zoned for the SF-7.2 district shall have, or shall make provision for, City of Angleton water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

(b) Permitted uses:

(1) Those uses listed for the SF-7.2 district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.

(c) Height regulations:

(1) Maximum height:

a. Two and one-half stories, and not to exceed 35 feet, for the main building/house.

b. One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.

(d) Area regulations:

(1) Size of lots:

a. Minimum lot area: 7,200 square feet.

b. Minimum lot width: 60 feet.

c. Minimum lot depth: 100 feet.

(2) Size of yards:

a. Minimum front yard: 35 feet.

b. Minimum side yard: Ten feet, zero inches for interior side yard; 30 feet for a corner lot on a street; 30 feet for a key corner lot.

c. Minimum rear yard: 20 feet for the main building and any accessory building(s); 25 feet for rear entry garage. (See section 28-103 for accessory building standards.)

Conclusion

The proposed rezoning will fit consistently with other similar uses within the area.

****

RECORD OF PROCEEDINGS:

Planning & Zoning Commission Meeting held August 7, 2025

PUBLIC HEARINGS AND ACTION ITEMS

1. **Conduct a public hearing, discussion, and possible action on an Ordinance rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.**

   Staff: DS. Director Otis Spriggs presented this item: Noting the surrounding conditions. The property is currently zoned light industrial. We have provided information regarding the land use plan and comprehensive plan, which are pretty parallel with what the zoning currently is. It is obvious that at one time the city hoped most of its industrial uses would be situated near the railroad, and we listed some uses that are typical of industrial uses, which are primarily along arterial streets and major highways. Of course, this is not a major

highway of any sort. And when light industrial abuts residential, there should be adequate buffers to separate. There are photographs in the report that show the residential character of the area.

The applicant is proposing 6 lots as shown in the attached graphic. The criteria for rezoning were analyzed by staff, and no issues of negative impact were realized.

Staff has provided the Single-Family Residential Zoning standards for the SFR 6.3 District. The applicant must satisfy those code requirements when creating a new district. As I noted, you cannot create your own hardship; therefore, staff is recommending a reduction of 1 lot to 5 maximum lots to satisfy the minimum lot requirements. This is a public hearing. The applicant is here to address the board if you have any questions, and we'll hear from the public, and then the staff will answer any questions that you have.

Public Hearing: A motion to open the public hearing was made by Commissioner Member Michelle Townsend and seconded by Commissioner Member Spoor. Motion carried unanimously to open the public hearing.

Mrs. Dubose, 203 Evans, Angleton, TX appeared before the Commission to voice drainage concerns over the Kiber Reserve Subdivision, which built the drainage detention pond. She has had flooding in her backyard only after Kiber Reserve was built because it is higher than her land. Ms. Dubose presented photographs of the flooding; of which they built a ditch along their fence line.

It was noted that the drainage for the subject site will run along the railroad and not towards the areas mentioned.

A motion to close the public hearing by Commissioner Member Michelle Townsend and seconded by Commissioner Member Andrew Heston. Motion carried unanimously to close the public hearing.

The applicant, Mr. Kandler, appeared before the Commission, noting that he will meet all City requirements regarding drainage through the Drainage District during platting and development, which will drain along the north side along the railroad tracks.

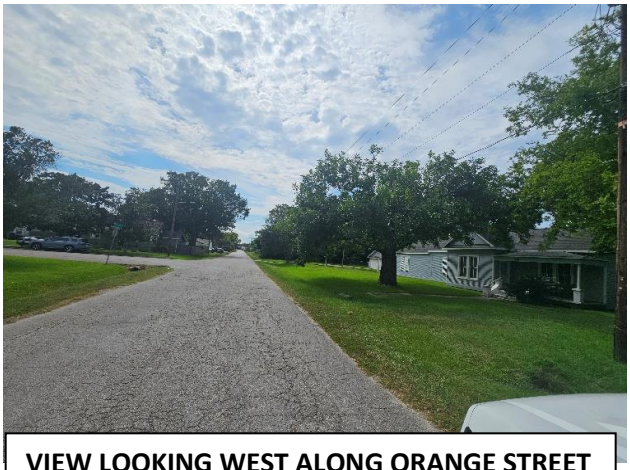
Commission Member Townsend asked if there is a particular reason why SFR 6.3 was recommended now that we know the 6th lot cannot meet the requirements. Mr. Kandler replied that SFR6.3 was what the rest of the area was zoned. Commission Member Townsend asked, since 5 lots will meet the requirements, will it meet the SFR 7.2 requirements? Mr. Spriggs said yes.

Commission Action:

Motion was made by Commission Member Will Clark and seconded by Commission Member Deborah Spoor to approve the Ordinance rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District.

SITE PHOTOS

VIEW LOOKING WEST FROM TXDOT SITE EAST OF THE SITE



VIEW LOOKING WEST ALONG ORANGE STREET

VIEW LOOKING NORTH FROM FARRER ST.

VIEW LOOKING EAST FROM ALLEY

View looking from Farrer St. Towards Site

View looking east on Orange at Farrer St

View look towards the Single-Family Home adjacent on East	

RECOMMENDATION:

The Planning and Zoning Commission recommends approval of the rezoning of approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District, for property located in the 1000 Block of E. Orange St. and forwards this item to Council for final action and approval.

ORDINANCE NO. 20250826-008

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, TO AMEND THE ZONING MAP FOR A 1.69 ACRES TRACT OUT OF TRACT 12, OF THE BRYAN & KIBER SUBDIVISION, I.T. TINSLEY SURVEY, ABSTRACT 375, BRAZORIA COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ANGLETON FROM LIGHT INDUSTRIAL (LI) TO SINGLE FAMILY (SF-7.2) ZONING DISTRICT; PROVIDING FOR A PENALTY, PROVIDING A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission conducted a public hearing on August 7, 2025; and

WHEREAS, the City Council conducted a public hearing on August 26, 2025; and

WHEREAS, notice of the public hearings was published in The Facts and mailed to property owners within 200 feet of the zoning request; and

WHEREAS, the Planning and Zoning Commission, on August 7, 2025, made findings of fact that zoning of the property to the Single Family (SF-7.2) zoning district would be consistent with the surrounding areas, and with generally accepted urban planning principles; and

WHEREAS, the City Council, on August 26, 2025, adopted by reference the findings of fact made by the Planning and Zoning Commission; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-24, Amendments to zoning ordinance and districts, and considered the proposed rezoning of the 1.69-acre property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., as depicted in Exhibit A (attached); and

WHEREAS, the City Council has made findings of fact that support the rezoning request, and desires to grant the rezoning submitted by Keven Kandler, with the conditions set forth below.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, THAT:

SECTION 1. The Official Zoning Map of the City of Angleton shall be amended for the subject 1.69-acre tract within the City of Angleton with the zoning designation of the Single Family 7.2 (SF-7.2) district.

SECTION 2. City Council approves the Rezoning in accordance with Chapter 28 Zoning, Sec. 28-24, Amendments to zoning ordinance and districts, with the following conditions:

1. The use permitted on the property shall be restricted to five (5) single-family residential home.

2. The owner shall file a minor subdivision plat for the subject property.

SECTION 3. The meeting at which this Ordinance was approved was a regular meeting of the City Council, and in all things, was conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 4. This Ordinance shall become effective from and after its passage.

SECTION 5. That any person or corporation violating any of the provisions of this Ordinance shall upon conviction be fined any sum not exceeding $2,000 and each and every day that the provisions of this Ordinance are violated shall constitute a separate and distinct offense.

SECTION 6. That should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity of such section, or part shall in no way affect, impair or invalidate the remaining portion thereof, but as to such remaining portion, the same shall remain in full force and effect.

SECTION 7. That it is hereby found and determined that the meetings at which this Ordinance is considered are open to the public and that notice of the time, place and purpose thereof was given in accordance with the provisions of the Texas Government Code - Chapter 551, as amended, and that a quorum of the City Council was present.

PASSED AND APPROVED this 26th day of August 2025.

CITY OF ANGLETON, TEXAS

_____
John Wright
Mayor

ATTEST:

_____
Michelle Perez, TRMC, CMC
City Secretary

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain tract or parcel of land lying and being situated in Brazoria County, Texas, and being 1.69 acres of land, more or less, out of Tract 12, of the Bryan & Kiber Subdivision, I.T. Tinsley Survey, Abstract 375, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 29, Page 75, of the Deed Records of Brazoria County, Texas, said tract being described by metes and bounds as follows, to-wit:

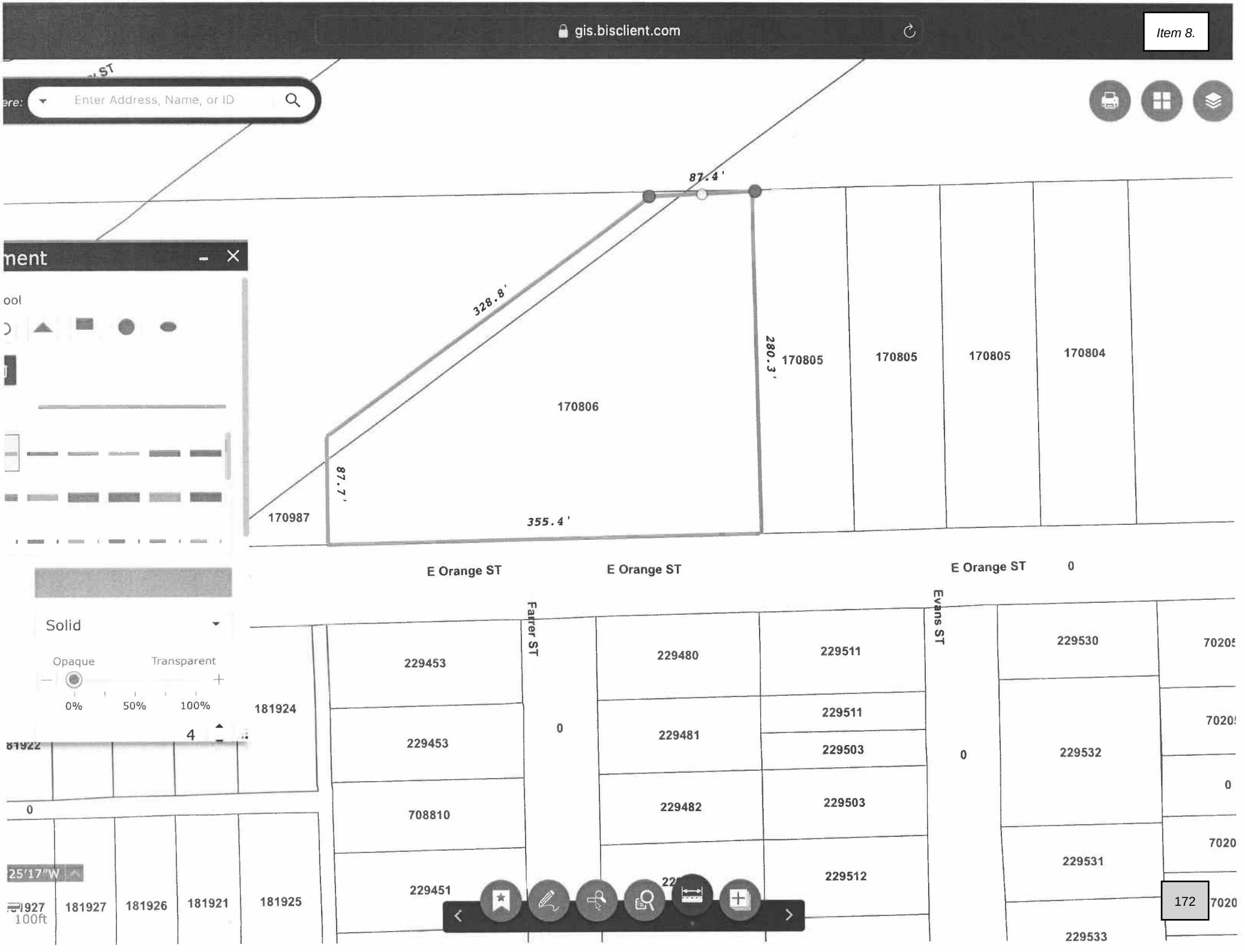
Beginning at the southwest corner of the tract of land described in the deed from Bryan and Kiber to A.G. Follett, Jr., dated October 5, 1895, and recorded in Volume 32, Page 497, of the Deed Records of Brazoria County, Texas, on the east line of Tract 109 of said subdivision;

Thence east along the north side of the old Angleton-Freeport Highway a distance of 355.27 feet to a stake for the southeast corner of this tract;

Thence north 280 feet to a stake for corner;

Thence west 87.27 feet to a stake in the southeast boundary line of the railroad right-of-way;

Thence southwesterly along the said railroad right of way a distance of 328.8 feet to a stake in the east line of Tract 109 of said Bryan & Kiber Subdivision.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AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of Florida, County of Broward, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:
- Jul 11, 2025

Notice ID: 17xc8bvuLCluTrObqt51
Notice Name: Kandler Rezoning

Publication Fee: $275.62

Edmar Corachia

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 07/15/2025

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

City of Angleton
Notice of Hearing

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct a public hearing at 12:00 PM on Thursday, August 7, 2025, and the City Council will consider the same request on Tuesday, August 12, 2025, at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following hearing will be held:

Conduct a public hearing, discussion, and possible action on an Ordinance re-zoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.

The meeting agenda and agenda packet will be posted online at https://angleton-tx.municodemeetings.com/ . The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding this request please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.

APPLICATION
REZONING/ FUTURE LAND USE MAP (FLUM) AMENDMENT

Sec. 28-24 of the Code of Ordinances, Zoning Code

Submittal Instructions:

- Please check all the boxes. If an item is not applicable, please note that it is not applicable (NA).
- Please submit the completed application with all supporting documentation. Applications may be submitted in person or electronically (pdf format) by e-mail. Incomplete and partial applications will not be accepted.
- For electronic submittals, please include the address of the property and the type of application in the subject line of the e-mail.

  Subject Line: Address of the project/Commercial or Residential/Type of application.
  Example: 1000 Main Street/Commercial/Fence Permit
- The City staff is available to assist you in person at City Hall or over the phone at 979-849-4364.

Requirement:

☐Pre-Application Conference (DAWG Meeting). This is required prior to application submittal.

The application packet must be submitted with the following:

☐A completed application signed by the owner/s of the property.

☐Payment of all applicable fees. Refer to Appendix B of the Administrative Development Procedures Manual.

☐8½ x 11 copy of the legal description (metes and bounds) of the area encompassing the request. If the property is platted, a copy of the plat shall be provided.

☐Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.

☐Tax certificate showing that all taxes and obligations have been paid regarding the subject property.

☐Notarized statement verifying land ownership.

☐Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email. (Email us: planning@angleton.tx.us)

THE HEART OF BRAZORIA COUNTY
ANGLETON

DEVELOPMENT INFORMATION

Project Name/Address/Location: Orange Angleton Acreage: 1.69
Brief Description of Project: Rezone, and build housing 1400sqft - 2000 sqft
Is property platted? ☑No ☐Yes Subdivision name: No. of Lots:
Recordation #: Parcel(s) Tax ID#: 170806
Existing Use: Proposed Use: Residential housing
Current Zoning: LI light industrial Proposed Zoning: SF 6.3
Occupancy Type: Sq. Ft: Bed #: Bath #: Car Garage #:
Water System ☐Well ☑Public Flood Zone: ☐Yes ☑No Sewer System: ☐Septic ☑Public

PROPERTY OWNER INFORMATION

Owner: Mount Pleasant Group LLC Contact Name: Keven Kandler
Address: City/State/ZIP: Angleton TX 77515
Phone: Email:

APPLICANT INFORMATION

Applicant/Developer: Keven Kandler Contact Name:
Address: City/State/ZIP:
Phone: Email:

KEY CONTACT INFORMATION

Name of the Individual: Keven Kandler Contact Name:
Address: City/State/ZIP:
Phone: Email:

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: Date: 6-30-25
(Signed letter of authorization required if the application is signed by someone other than the property owner)

**********OFFICE USE ONLY**********

DATE REC'D: BY:

FEES PAID:

APPROVED BY: DATE APPROVED:

APPLICATION/PERMIT NO: EXP DATE:

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

Application Fee Base fee: $1000.00 + $25.00/each zone - 0 to 5 acres. *For Planned Unit Developments or Special Districts see additional deposit fees required on the Master Fee schedule.*

TYPE OF APPLICATION Please check appropriate box below:

Landuse, Policy, and Site Development

- ☐ Annexation
- ☑ Rezoning/ FLUM Amendment
- ☐ Specific Use Permit
- ☐ Planned Development (PD)
- ☐ Amending Minor and Major Plat
- ☐ Minor Consolidation Plat
- ☐ Development Plat
- ☐ Concept Plan
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Construction Plans
- ☐ Special Exception
- ☐ Floodplain Development Permit
- ☐ Variance/Appeal
- ☐ On-Site Sewage Facility Permit (OSSF)
- ☐ Certificate of Occupancy (CO)
- ☐ Grading/Clearing Permit
- ☐ Site Development Permit/ Site Plan Review

Interpretations/Verifications/Text Amendments

- ☐ Comprehensive Plan Amendment (Text)
- ☐ Land Development Code (LDC)/Zoning Text Amendment
- ☐ Vested Rights Verification Letter
- ☐ Letter of Regulatory Compliance
- ☐ Zoning Verification
- ☐ Letter/Written Interpretation
- ☐ Legal Lot Verification

Other Permits/Licenses/Registration

- ☐ Commercial -New/Remodel/Addition
- ☐ Residential Building Permit 1 & 2 Family
  (New, Remodel, Addition, Patio Cover, Carport, Foundation Repair, House Leveling, Windows, New Mobile Home, Siding, Storage Building permits, Re-roof)
- ☐ Miscellaneous
- ☐ Fence
- ☐ Solar Panels
- ☐ Swimming Pool
- ☐ Demolition or Move
- ☐ Backflow/Irrigation
- ☐ Flatwork
- ☐ Electrical Permit
- ☐ Plumbing Permit
- ☐ Mechanical Permit
- ☐ Sign Permit
- ☐ Garage Sale Permit
- ☐ Master/ Common Signage Plan
- ☐ Fire Prevention Permit Form
- ☐ Right-of-Way Construction
- ☐ Pipeline Permit
- ☐ Drainage Pipe/Culvert Permit
- ☐ Roadside Banner Permit
- ☐ Mobile Home Park Registration
- ☐ Game Room Permit Form
- ☐ Grooming Facility License
- ☐ Alcohol permit
- ☐ Health Permit
- ☐ Temporary Health Permit
- ☐ Alarm Permit

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR RE A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) 0 Orange Street, Angleton Tx 77515

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Kevin Kandler (Mount Pleasant Group LLC)

ADDRESS: _____

APPLICANT PHONE #_____ E-MAIL: _____

PRINTED NAME OF OWNER: Kevin Kandler

SIGNATURE OF OWNER: _____ DATE: 6-30-25

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 30 day of June, 2025.

(SEAL)

MONIQUE AUSTIN
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-05-28
Notary ID # 12666963-0

Notary Public for the State of Texas
Commission Expires: 11/05/28

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain tract or parcel of land lying and being situated in Brazoria County, Texas, and being 1.69 acres of land, more or less, out of Tract 12, of the Bryan & Kiber Subdivision, I.T. Tinsley Survey, Abstract 375, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 29, Page 75, of the Deed Records of Brazoria County, Texas, said tract being described by metes and bounds as follows, to-wit:

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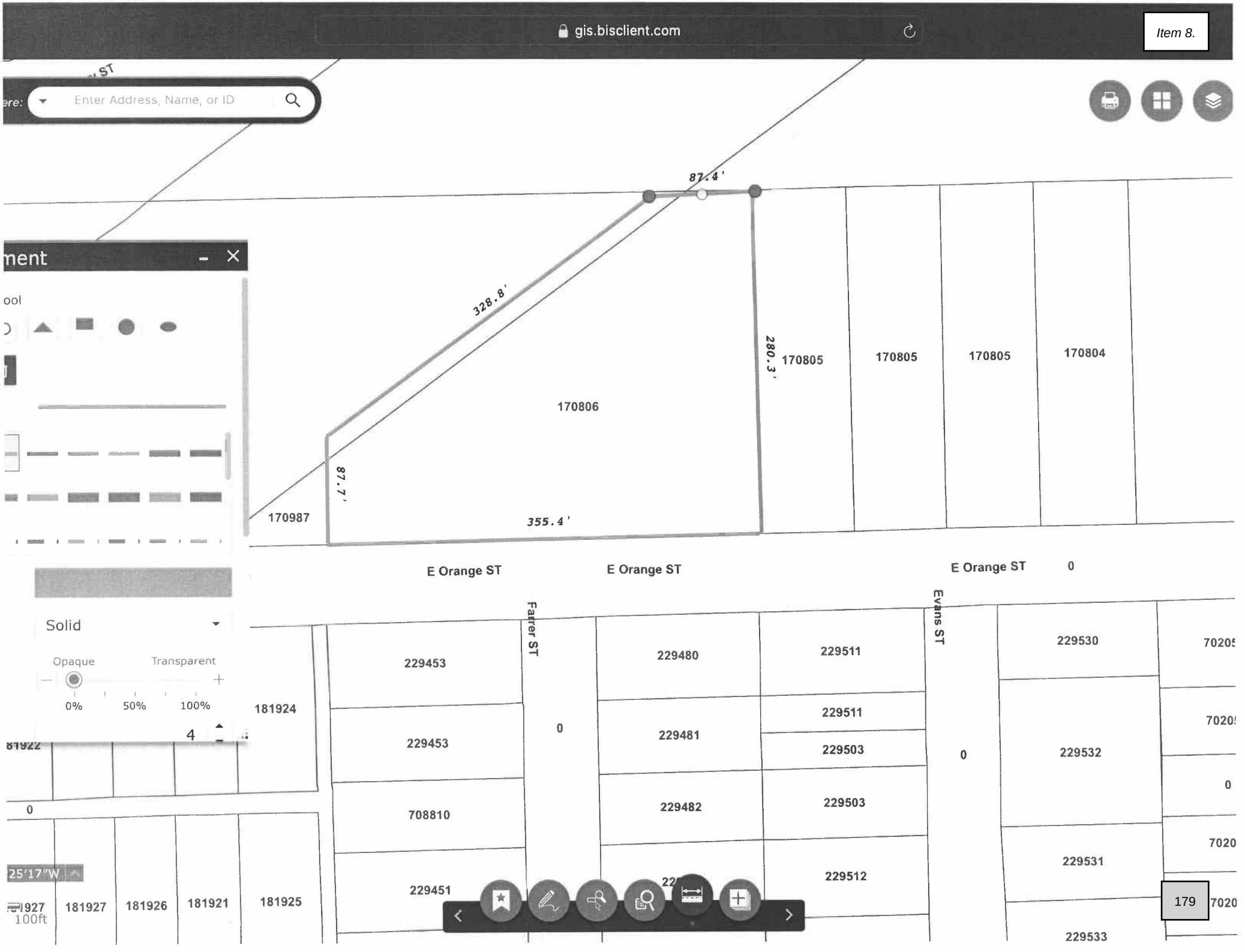
Thence east along the north side of the old Angleton-Freeport Highway a distance of 355.27 feet to a stake for the southeast corner of this tract;

Thence north 280 feet to a stake for corner;

Thence west 87.27 feet to a stake in the southeast boundary line of the railroad right-of-way;

Thence southwesterly along the said railroad right of way a distance of 328.8 feet to a stake in the east line of Tract 109 of said Bryan & Kiber Subdivision.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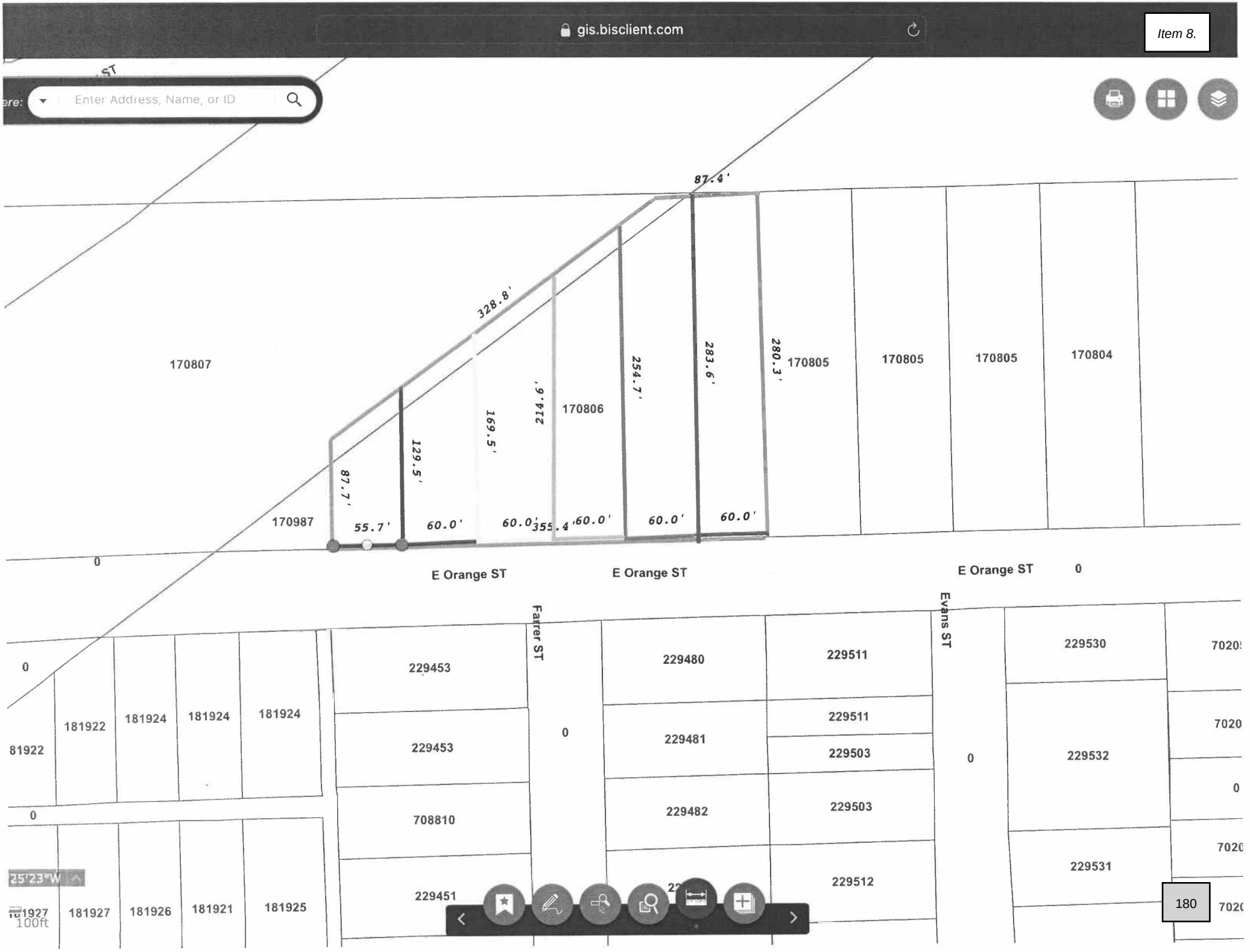
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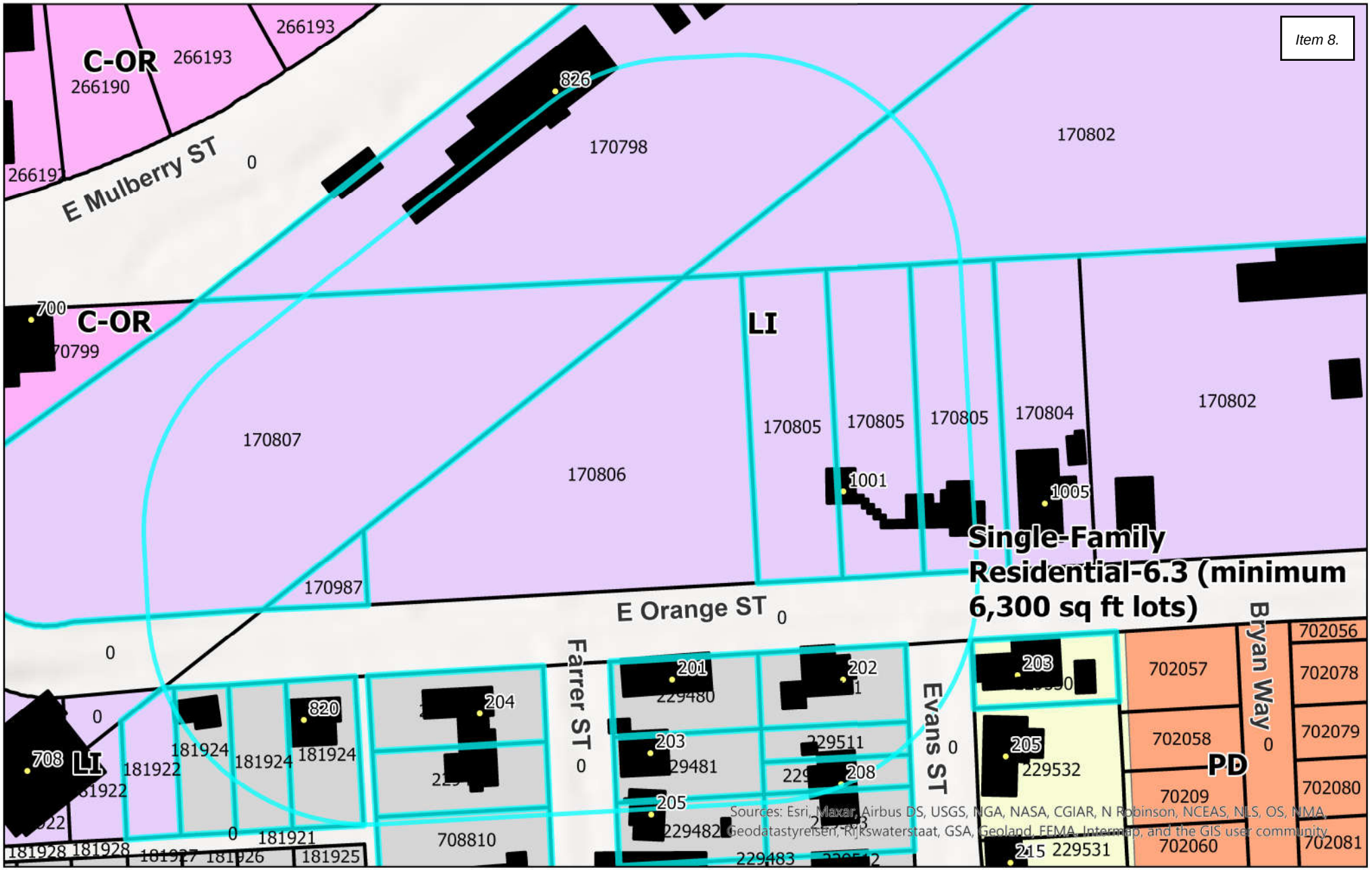

VICINITY MAP: Kandler Rezoning

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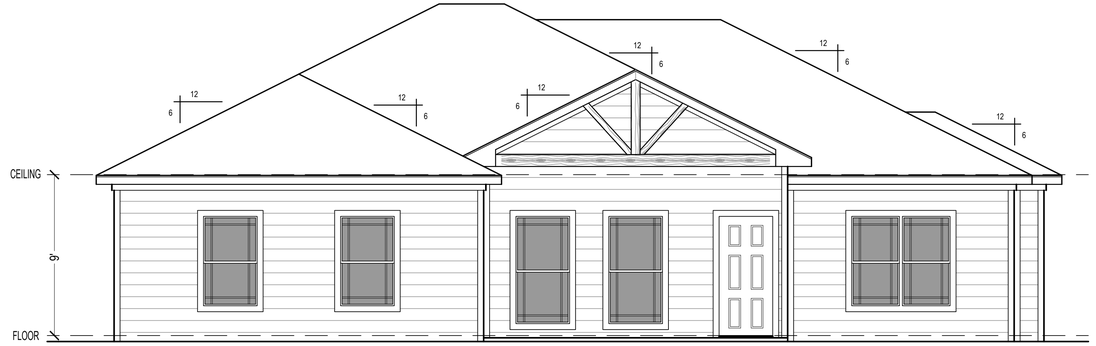
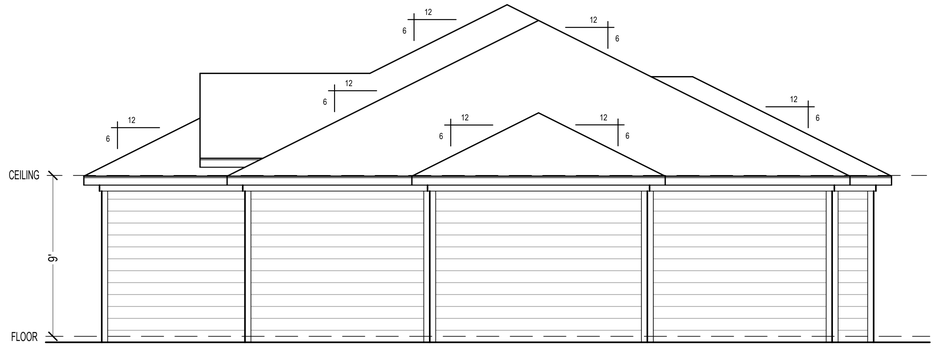


FRONT ELEVATION

REFER TO THE FLOOR PLAN FOR BUILDING DIMENSIONS.

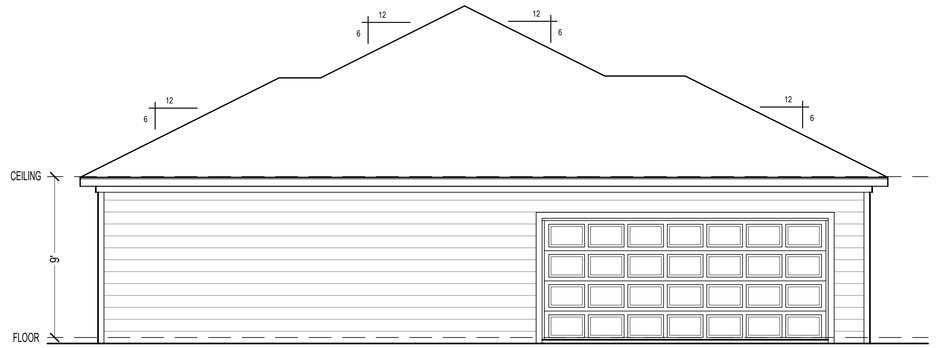


RIGHT SIDE ELEVATION

REFER TO THE FLOOR PLAN FOR BUILDING DIMENSIONS.

REAR ELEVATION

REFER TO THE FLOOR PLAN FOR BUILDING DIMENSIONS.



LEFT SIDE ELEVATION

REFER TO THE FLOOR PLAN FOR BUILDING DIMENSIONS.

REFER TO FLOOR PLAN FOR CEILING HEIGHTS

DESIGNED BY
SMC

DRAWN BY
SMC

SCOTT MCFARLAND DESIGNS
P.O. BOX 780, BIG SANDY, TEXAS 75755
(903) 521-2227 scottmac.lindale@protonmail.com

SOLI DEO LAUS

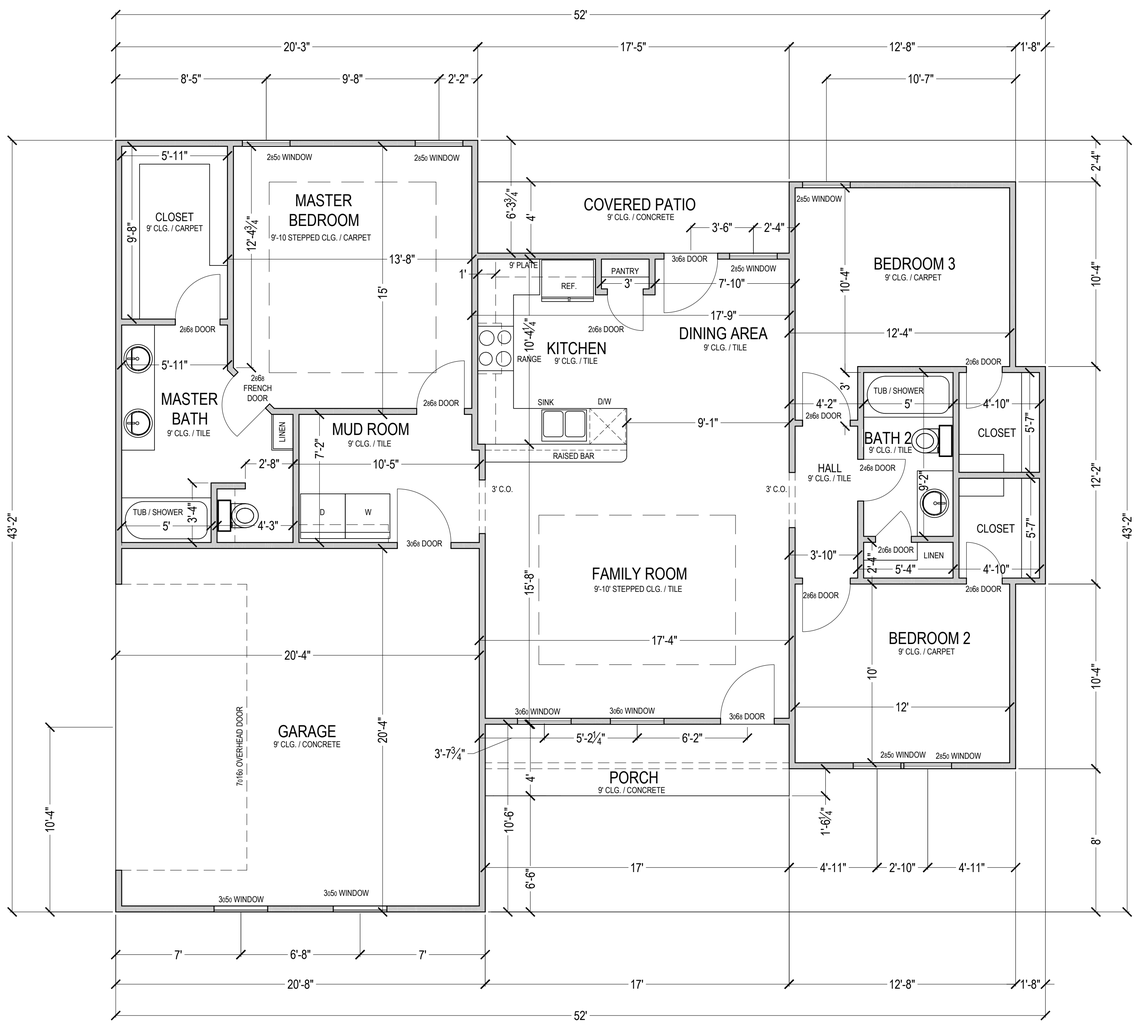
ELEVATIONS

CARLILE HOUSE PLAN
ARP, TEXAS

DATE
11/18/2019

SCALE
1/4"=1'-0"

SHEET NO.
A-3



TOTAL HEATED AREA:	1347 S.F.
PORCHES / PATIOS	137 S.F.
GARAGE / STORAGE	426 S.F.
TOTAL UNDER ROOF	1910 S.F.
TOTAL SLAB AREA:	1910 S.F.

DESIGNED BY
SMC

DRAWN BY
SMC

LAUS DEO
SCOTT MCFARLAND DESIGNS
P.O. BOX 780, BIG SANDY, TEXAS 75755
(903) 521-2227
scottmac.lindale@protonmail.com

FLOOR PLAN

CARLILE HOUSE PLAN
ARP, TEXAS

DATE
11/19/2019

SCALE
1/4"=1'-0"

SHEET NO.
A-1

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA SUMMARY/STAFF REPORT

MEETING DATE: August 26, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on Ordinance No. 20250826-009 Annexing approximately 26.084 acres out of 41.876 acres TNMP Company (ETJ) into the City Limits, for property (White Oak Substation) located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.

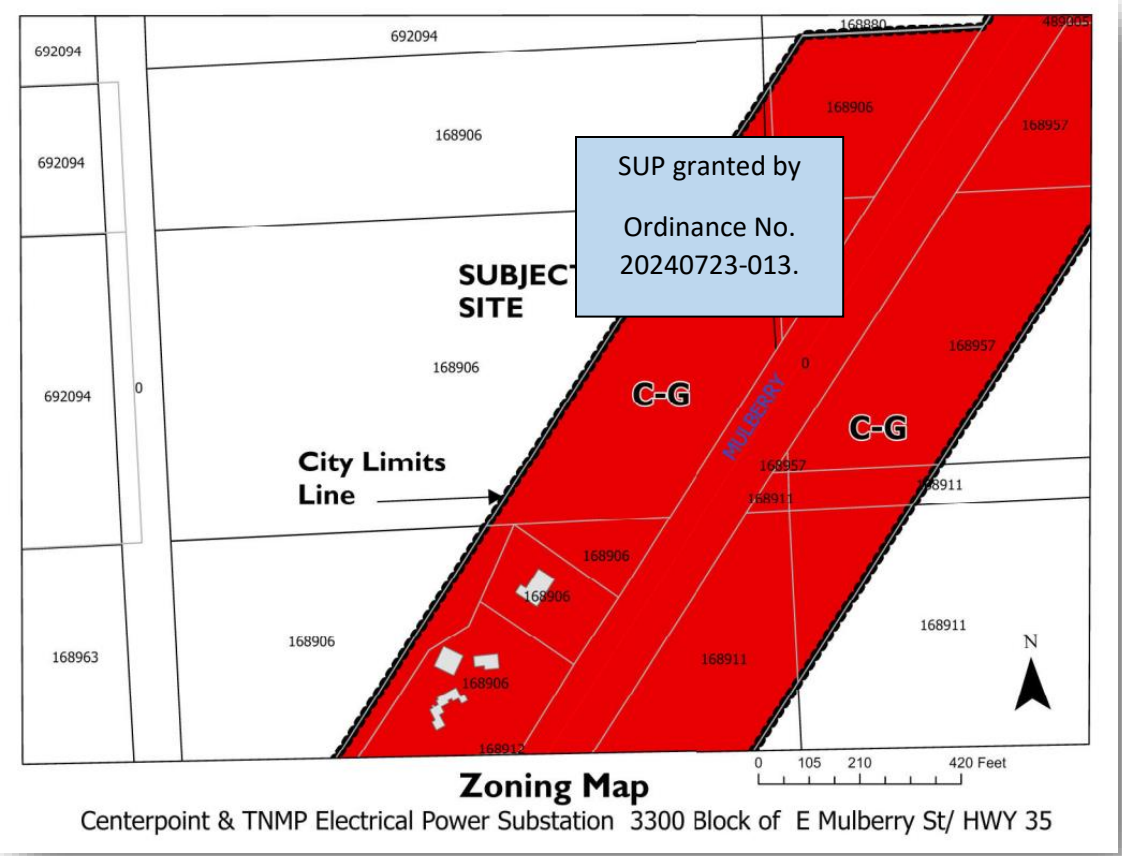
AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

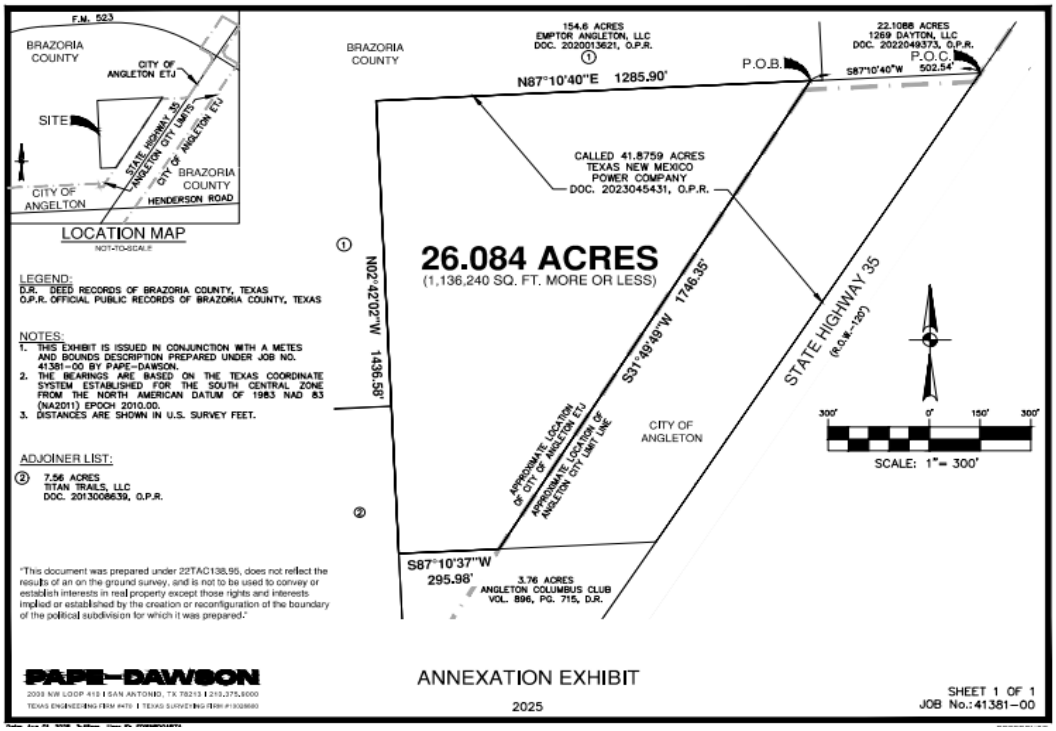
EXECUTIVE SUMMARY: Texas New Mexico Power Company and CenterPoint are requesting consideration of an annexation that resulted from the Council's granting of the SUP for the Electrical Power Distribution Substations to serve the surrounding areas on July 23, 2024, under Ordinance No. 20240723-013. Approximately 26.084 of the 41.8759-acre property is located within the City's ETJ (Extraterritorial Jurisdiction) and is subject to the submitted annexation petition. (See Exhibit A).

The site is currently under ongoing review and permitting through the City of Angleton and Brazoria County Engineering, Environmental, Floodplain Management, and other referral agencies. Staff will continue to work with the applicants in satisfying all check list item to insure the development is constructed in accordance with all requirements.

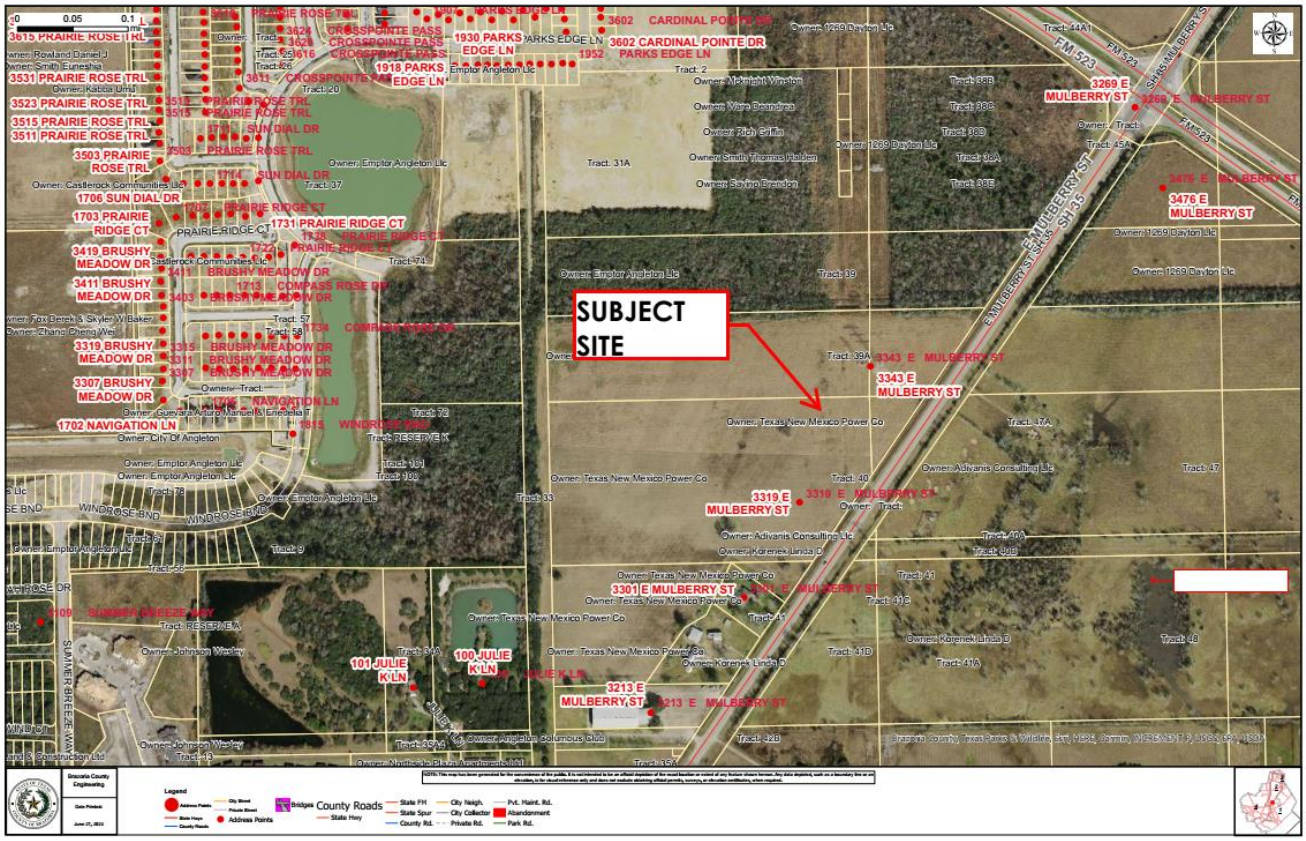


Zoning Map

Centerpoint & TNMP Electrical Power Substation 3300 Block of E Mulberry St/ HWY 35



3915 CR 418, Tracts: 162 and 162A



Aerial Map

Public Notification

Staff sent public notices to the local newspaper and to the property owners within 200 feet of the subject property under consideration for the Annexation petition.

SURROUNDING CONDITIONS:

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Location	Current Use	Zoning Classification/Use
North	*Vacant, Future Residential*	*ETJ, No Zoning*
South	*Vacant, Residential*	*C-G Commercial General*
West	*Vacant, Future Residential*	*ETJ, No Zoning*
East	*Vacant, Residential*	*C-G Commercial General*

In accordance with the City of Angleton, Code of Ordinances, the applicant/petitioner agrees to file the necessary rezoning petition for the subject petition in order for this ETJ property to be consistent with the recent SUP granted for the tract of land for the substation(s). (See applicable Code Section below).

The substation facility will have a 15'x52' control building, which will be accessible mostly for maintenance purposes. A proposed service agreement plan is attached to this item that outlines all City Services subject to this annexation, including Fire, Police, Building Inspections, Planning and Zoning, water service, sanitary sewer, and solid waste services. With this type of substation use, minimal to no services will be needed.

Sec. 28-6. Zoning upon annexation.

(a) As soon as practical following annexation, but in no event more than 180 calendar days thereafter, the city council shall, on its own motion or upon application by property owners of the annexed area, initiate proceedings to establish appropriate zoning on the newly annexed territory, thereupon the city manager shall commence public notification and other standard procedures for zoning amendments as set forth in section 28-24. Said proceedings to establish zoning may be undertaken concurrently with annexation procedures (i.e., notified at the same time, public hearings scheduled at the same time as annexation, etc.), however zoning approval and formal adoption of the ordinance establishing zoning must occur after annexation approval and adoption have occurred, and as a separate and distinct action by the city council.

Site Photographs

View looking northwest toward Site from SH 35

View of Residential Homes to the South from SH 35

View of Property Site from looking west from SH 35

View of Property Site from looking Northwest from SH 35

View from Windrose Green Subdivision looking east

Recommended Action:

City Council should approve the Ordinance annexing the 26.084 acres for the TNMP/CenterPoint White Oak Substation property located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.

ORDINANCE NO. 20250826-009

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, GRANTING THE VOLUNTARY PETITION TO ANNEX APPROXIMATELY 26.084 ACRES OUT OF 41.876 ACRES TNMP COMPANY (ETJ) INTO THE CITY LIMITS, FOR THE WHITE OAK SUBSTATION LOCATED NORTH AND WEST OF 3343 E. MULBERRY ST./HWY. 35, ANGLETON TX 77515; AUTHORIZING THE AMENDMENT OF ALL OFFICIAL BOUNDARY MAPS OF THE CITY OF ANGLETON TO INCLUDE THE SAID 26.084 ACRES IN THE CITY OF ANGLETON; PROVIDING FOR AN OPEN MEETINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code§ 43.003 authorizes the City of Angleton, as a home-rule municipality, to extend its City limit boundaries through the annexation of area adjacent to those boundaries; and

WHEREAS, Section 1.03 of the City Charter of the City of Angleton provides that the City Council has authority by ordinance to fix the City limit boundaries, provide for the alteration and extension of said boundaries, and annex additional territory lying adjacent to said boundaries in any manner provided by law; and

WHEREAS, Texas Local Government Code § 43.028(a)(3) and (b) provides authority for municipalities to annex sparsely occupied area on petition of area landowners of a property upon which fewer than three (3) qualified voters reside; and

WHEREAS, said tract of land is contiguous and adjacent to the City of Angleton, Texas, and is located in the Extraterritorial Jurisdiction of the City of Angleton; and

WHEREAS, the 26.084 acres described in Exhibits "A" and "B", herein satisfies all requirements of Texas Local Government Code§ 43.028(a)(3) and (b); and

WHEREAS, notice of the public hearing was published in The Facts and mailed to property owners within 200 feet of the annexation request; and

WHEREAS, the City Manager has prepared the Service plan directed by the City Council as required and described in Exhibit "C", which stipulates the property, upon annexation, will be entitled for full City services and that the City is not required to extend any water or sanitary sewer lines to the said property in order to facilitate full service to the said 26.084 acres; and

WHEREAS, the owner(s) of the said property, of their own free will and accord, did voluntarily request that the City of Angleton incorporate the 26.084 acres described herein into the municipal boundaries of the City of Angleton.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, THAT:

SECTION 1. The voluntary annexation petition filed by Texas New Power Company , attached hereto and depicted in Exhibit "D", for the voluntary annexation of 26.084 acres out of 41.876 acres TNMP Company (ETJ) into the City Limits, for property (White Oak Substation) located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515 as graphically depicted in Exhibit "A" and "B", into the City of Angleton is hereby granted.

SECTION 2. All official maps that depict the boundaries of the City Limits of the City of Angleton, Texas be revised to include the subject 26.084-acre tract within the City of Angleton, as depicted on Exhibits "A" and "B".

SECTION 3. The City Manager is hereby directed to implement the annexation service plan described in Exhibit "C" to provide full municipal services to the area that is annexed.

SECTION 4. The meeting at which this Ordinance was approved was a regular meeting of the City Council, and in all things, was conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 5. This Ordinance shall become effective from and after its passage.

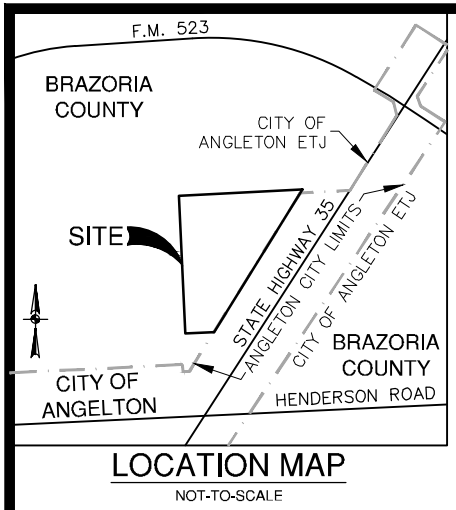
PASSED AND APPROVED this 26th day of August 2025.

CITY OF ANGLETON, TEXAS

_____
John Wright
Mayor

ATTEST:

_____
Michelle Perez, TRMC, CMC
City Secretary



LOCATION MAP

NOT-TO-SCALE

LEGEND:

D.R. DEED RECORDS OF BRAZORIA COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

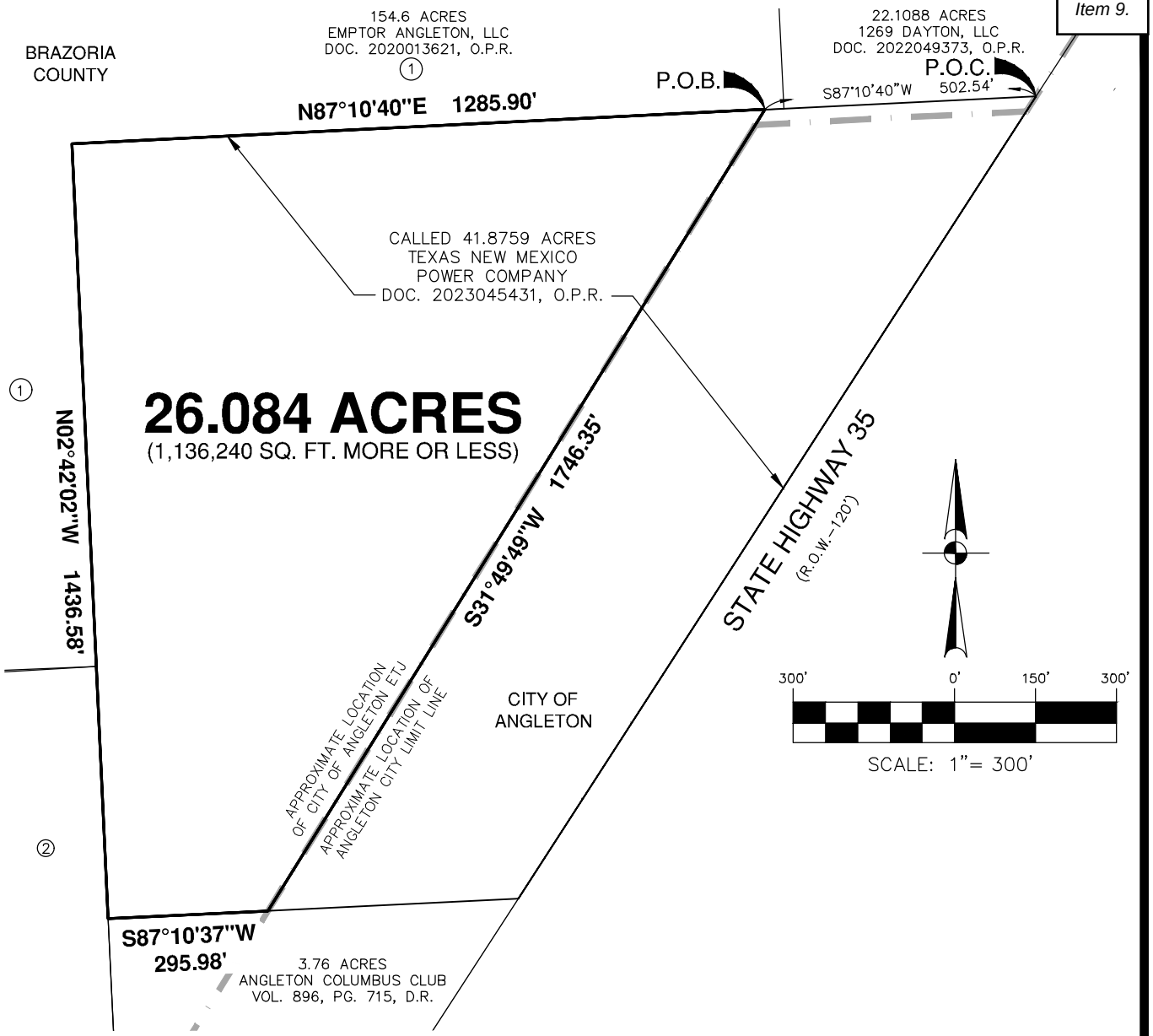
NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 41381-00 BY PAPE-DAWSON.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. DISTANCES ARE SHOWN IN U.S. SURVEY FEET.

ADJOINER LIST:

(2) 7.56 ACRES
TITAN TRAILS, LLC
DOC. 2013008639, O.P.R.

"This document was prepared under 22TAC138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

ANNEXATION EXHIBIT A

2025

SHEET 1 OF 1
JOB No.: 41381-00

Date: Aug 01, 2025, 3:45pm User ID: EDWARDGARZA
File: N:\CIVIL\41381-00\41381-00 ZONING EXH.dwg

EXHIBIT B

METES AND BOUNDS DESCRIPTION
FOR

A 26.084 acre or 1,136,240 square feet, more or less, tract of land, being a portion out of that called 41.8759 acre tract described in a Deed to Texas New Mexico Power Company, recorded in Document 2023045431 of the Official Public Records of Brazoria County, Texas, out of the Theodore S. Lee Survey, Abstract 318. Said 26.084 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING at a point on the northwest right-of-way line of State Highway 35 (R.O.W.-120'), the southeast corner of a called 22.1088 acre tract of land described in Document 2022049373 of the Official Public Records of Brazoria County, Texas, the northeast corner of said 41.8759 acre tract;

THENCE: South 87°10'40" West, departing said northwest right-of-way line of State Highway 35, coincident with the common line of the 41.8759 acre tract and said 22.4088 acre tract, a distance of 502.54 feet to the POINT OF BEGINNING, the northeast corner of this tract;

THENCE: South 31°49'49" West, over and across said 41.8759 acre tract, a distance of 1,746.35 feet to a point on the north line of a called 3.76 acre tract of land described in Volume 896, Page 715 of the Deed Records of Brazoria County, Texas, the southeast corner of this tract;

THENCE: South 87°10'37" West, coincident with the common line of the 41.8759 acre tract and said 3.76 acre tract, a distance of 295.98 feet to a point on the east line of a called 7.56 acre tract of land described in Document 2013008639 of the Official Public Records of Brazoria County, Texas, the southwest corner of this tract;

THENCE: North 02°42'02" West, coincident with the west line of the 41.8759 acre tract, the east lines of said 7.56 acre tract and a called 154.6 acre tract of land described in Document 2020013621 of the Official Public Records of Brazoria County, Texas, a distance of 1436.58 feet to a point, the northwest corner of this tract;

THENCE: North 87°10'40" East, continuing coincident with the common line between the 41.8759 acre tract and said 154.6 acre tract, a distance of 1,285.90 feet to the POINT OF BEGINNING, and containing 26.084 acres (1,136,240 square feet) in Brazoria County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 0.99987001.

Note: An exhibit of even date was prepared in conjunction with this property description.

PREPARED BY:	Pape-Dawson Engineers, Texas Surveying Firm #10028800 2000 NW Loop 410, San Antonio, Texas, 78213 210-375-9000
DATE:	August 1, 2025
JOB NO.	41381-00
DOC. ID.	N:\CIVIL\41381-00\Word\41381-00 FN 26.084 ACRE.docx

EXHIBIT "C"

ANNEXATION SERVICE PLAN

FIRE

Existing Services: Fire suppression is provided by the Angleton Volunteer Fire Fighters Association, who has an agreement with Brazoria County.

Services to be Provided: Fire suppression will be available by the Employees and Angleton Volunteer Fire Fighters Association, who has an agreement with the City of Angleton. Fire prevention and fire code enforcement activities will be provided by the Fire Marshal's office as needed. Fire cause and origin determination will be provided by the Fire Marshal's office and supported by the Angleton Police Department.

POLICE

Existing Service: Brazoria County Sheriff's Department.

Services to be Provided: Upon annexation, the City of Angleton Police Department will extend regular and routine patrols to that area. With this type of substation facility, there is a minimum need. It is anticipated that the implementation of police patrol activities can be effectively accommodated with the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Services Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Angleton.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The City of Angleton's responsibility for regulating development and land use through the administration of the City of Angleton Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Angleton Subdivision Ordinance. These services can be provided within the department's current budget.

STORM WATER MANAGEMENT

Existing Services: Angleton Drainage District

Services to be Provided: Developers will provide storm water drainage at their expense in accordance with the requirements of Angleton Drainage District and inspections by City Engineer at time of completion. Further expansion will require additional detention to compensate for lack of detention on existing area.

WATER SERVICE

Existing Services: None

Services to be Provided: Property owner shall be responsible for the cost of extending water lines to his/her property. After any required water line is constructed by property owner in accordance with all applicable codes, ordinances and departmental policies and final inspection has been completed and approved by the City. City water service will then be provided to the area. With this type of substation use, minimum to none is needed.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Property owner shall be responsible for the cost of extending sewer lines to his/her property. After sewer line is constructed by property owner in accordance with all applicable codes, ordinances and departmental policies and final inspection has been completed and approved by the City, City sewer service will then be provided to the area. With this type of substation use, minimum to none is needed.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Services shall comply with existing policies and franchise agreements, beginning with occupancy of structures. With this type of substation use, minimum to none is needed.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Angleton's established policies governing extension of municipal services to newly annexed areas.

EXHIBIT "D"

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR OF THE GOVERNING BODY OF ANGLETON, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby petition your honorable Body to extend the present city limits so as to include as part of the City of Angleton, Texas, the following described territory, to wit:

41.8759 acres located at 3301 East Highway 35, Angleton, Texas 77515, being the same as the property described in Document No. 2023045431 of the Official Public Records of Brazoria County, Texas, attached hereto as "Exhibit A."

We certify that the above described tract of land is contiguous and adjacent to the City of Angleton, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: _____

Signed: _____

Signed: _____

THE STATE OF TEXAS

COUNTY OF Galveston

BEFORE ME, the undersigned authority, on this day personally appeared Christopher Crevaly, _____, and _____, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 19th day of February, 2025.

Lisa Nigro

Notary Public in and for

Galveston County, Texas.

LISA NIGRO
My Notary ID # 5702885
Expires August 28, 2028

EXHIBIT "D" CONTINUED

EXHIBIT "D" CONT.

GENERAL WARRANTY DEED
(CASH)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF# ATD-16-6000162300357G

Date: October 2nd 2023

Grantor: Robert L. Jez and Janie Light and Henry F. Jez, Jr. and A.J. Jez

Grantor's Mailing Address: Robert L. Jez P.O. Box 774 Danbury, Tx 77534

Grantee: Texas New Mexico Power Company

Grantee's Mailing Address: 577 N. Garden Ridge Blvd, Lewisville, TX 75067

Consideration: TEN AND NO/100——($10.00)——DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

See attached Exhibit "A"

Also known as: 3301 East Highway 35, Angleton TX 77515

This conveyance, however, is made and accepted subject to any and all restrictions; encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Brazoria County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

Mineral Reservation

GRANTOR excepts from this conveyance to Grantee all oil, gas, and other minerals in and under the Property and which may be produced therefrom (such exception is called the "Mineral Estate Reservation"). Grantor waives all surface rights and other rights of ingress and egress in and to the Property, but Grantor reserves the right to (i) explore for and produce oil for and produce said oil, gas, and

other minerals by means of directional drilling from surface locations outside the boundaries of the Property provided that any wells bottomed beneath the Property shall be bottomed at least 300 feet below the surface thereof, and (ii) pool or utilize said oil, gas, and other minerals with other lands located outside the boundaries of the Property.

When the context requires, singular nouns and pronouns include the plural.

Robert L. Jez

Janie Light

Henry F. Jez, Jr.

A.J. Jez

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Brazoria

This instrument was acknowledged before me on the 2nd day of October 2023 by Robert L. Jez and Janie Light and Henry F. Jez, Jr. and A.J. Jez

Notary Public, State of Texas
Notary's Name (printed): Mindy Skelton
Notary's commission expires: 02-15-2026

MINDY SKELTON
NOTARY PUBLIC
ID# 133590292
State of Texas
Comm. Exp. 02-15-2026

AFTER RECORDING RETURN TO:

Texas New Mexico Power Company
577 N. Garden Ridge Blvd, Lewisville, TX 75067

EXHIBIT "D" CONT.

FIELD NOTES OF A 41.8759-ACRE TRACT OF LAND, BEING PART OF A 45.83-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL, BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2005010393 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND ALL OF A 1.00-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008005130 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; AND ALL OF AN 1.889-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1631, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

SAID 41.8759-ACRE TRACT OF U\ND IS PART OF TRACTS 39, 40, 47, & 48 OF THE OLIVER AND BARROWS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 97 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS;

SAID 41.8759-ACRE TRACT IS COMPRISED OF A PORTION OF THE THEODORE S. LEE SURVEY, ABSTRACT 318, AND IS SITUATED 2.5 MILES NORTHEAST OF THE CITY OF ANGLETON, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 1/2-INCH REBAR FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 35 AND AT THE SOUTHEAST CORNER OF A 22.1088— ACRE TRACT OF LAND CONVEYED TO 1269 DAYTON, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2022049373 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 45.38-ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 32° 54' 52" WEST ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35 AND THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 1380.37 FEET TO A 5/8-INCH REBAR FOUND AT THE EAST CORNER OF SAID 1.00-ACRE TRACT OF LAND, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 32° 49' 30" WEST (SOUTH 35° 47' 49" W - RECORD) ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35, THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, AND THE SOUTHEAST LINE OF SAID 1.00-ACRE TRACT, A DISTANCE OF 167.78 FEET (167.77 FEET - RECORD) TO A 5/8-INCH REBAR FOUND AT THE EAST CORNER OF SAID 1 .89-ACRE TRACT AND THE SOUTH CORNER OF SAID 1.00-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 32° 50' 38" WEST (SOUTH 35° 47' 49" W - RECORD) ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35, THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, AND THE SOUTHEAST LINE OF SAID 1.889-ACRE TRACT, A DISTANCE OF 218.81 FEET (218.69 FEET - RECORD) TO A 1/2-INCH REBAR FOUND AT THE SOUTHEAST OF SAID 1.889-ACRE TRACT AND AT THE NORTHEAST CORNER OF A 3.76-ACRE TRACT OF LAND CONVEYED TO ANGLETON COLUMBUS CLUB BY DEED RECORDED IN

EXHIBIT "D" CONT.

VOLUME 896, PAGE 715 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87° 03' 41" WEST ALONG THE NORTH LINE OF SAID 3.76-ACRE TRACT AND THE SOUTH LNE OF SAID 1.889-ACRE TRACT, A DISTANCE OF 337.37 FEET TO A 1/2-INCH REBAR FOUND AT THE SOUTHWEST CORNER OF SAID 1.889-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 87° 13' 23" WEST CONTINUING ALONG THE NORTH LINE OF SAID 3.76-ACRE TRACT, A DISTANCE OF 423.33 FEET TO AN 5/8-INCH DIAMETER REBAR WITH ALUMINUM CAP STAMPED "FXSA INC TBPLS 100490-00" SET IN THE WESTLINE OF SAID 45.38-ACRE TRACT AND AT AN ANGLE CORNER OF A 7.56—ACRE TRACT OF LAND CONVEYED TO TITAN TRAILS, LLC, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013008639 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; FOR THE SOUTHWEST CORNER OF THIS TRACT; WHENCE A 5/8-INCH REBAR WITH CAP STAMPED "ANGLETON SURVEY" FOUND AT A SOUTHEAST CORNER OF SAID 7.56-ACRE TRACT BEARS SOUTH 03° 21' 54" EAST, A DISTANCE OF 258.63 FEET;

THENCE NORTH 01° 38' 06" WEST (NORTH 01° 04' 46" WEST - RECORD) ALONG AN EAST LINE OF SAID 7.56-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 50.39 FEET (50.33 FEET - RECORD) TO AN 1/2-INCH REBAR WITH CAP STAMPED "PIN POINT RPLS 6086" FOUND AT AN ANGLE CORNER OF SAID 7.56-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 02° 06' 04" WEST (NORTH 00° 38' 25" EAST - RECORD) ALONG AN EAST LINE OF SAID 7.56-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 416.29 FEET (416.30 FEET - RECORD) TO AN 1/2-INCH REBAR WITH CAP STAMPED "PIN POINT RPLS 6086" FOUND AT THE NORTHEAST CORNER OF SAID 7.56-ACRE TRACT AND AT A SOUTHEAST CORNER OF AN 154.6-ACRE TRACT OF LAND CONVEYED TO EMPTOR ANGLETON, LLC, BY SPECIAL WARRANTY DEED RECOREDED IN DOCUMENT NO. 2020013621 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 02° 52' 24" WEST (NORTH 02° 51' 47" WEST - RECORD) ALONG AN EAST LINE OF SAID 154.6-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 968.38 FEET (968.60 FEET - RECORD) TO AN 1 -INCH IRON PIPE FOUND AT AN INTERIOR CORNER OF SAID 154.6-ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 45.38-ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 87° 10' 41" EAST (NORTH 87° 10' 48" EAST - RECORD) ALONG A SOUTH LINE OF SAID 154.6-ACRE TRACT AND THE NORTH LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 1320.10 FEET (1320.20 FEET - RECORD) TO A 5/8-INCH REBAR WITH CAP STAMPED "COSTELLO INC." FOUND AT A SOUTHEAST CORNER OF SAID 154.6-ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 22.1088-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

EXHIBIT "D" CONT.

THENCE NORTH 87° 11' 20" EAST (NORTH 87° 10' 48" EAST - RECORD) CONTINUING ALONG THE NORTH LINE OF SAID 45.38-ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 22.1088-ACRE TRACT, A DISTANCE OF 466.76 FEET (466.36 FEET - RECORD) TO THE POINT OF BEGINNING, CONTAINING 41.8759— ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

FILED and RECORDED

Instrument Number: 2023045431

Filing and Recording Date: 10/06/2023 03:33:51 PM Pages: 6 Recording Fee: $42.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.

Joyce Hudman, County Clerk
Brazoria County, Texas

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The Brazosport Facts
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(979) 237-0100

State of New Jersey, County of Camden, ss:

I, Yuade Moore, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:
- Aug 17, 2025

Notice ID: XwBvlsUJpGfg7q3LHwHV
Notice Name: TNMP Annexation

Publication Fee: $217.21

Yuade Moore

Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 08/19/2025

Notary Public

Notarized remotely online using communication technology via Proof.

City of Angleton
Notice of Hearing

Notice is hereby given that the City Council of the City of Angleton, Texas, will conduct a public hearing on Tuesday, August 26, 2025, at 6:00 PM. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meeting, the following hearing will be held:

Conduct a public hearing, discussion, and possible action on an Ordinance Annexing approximately 26.084 acres out of 41.876 acres TNMP Company (ETJ) into the City Limits, for property (White Oak Substation) located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.

The meeting agenda and agenda packet will be posted online at https://angleton-tx.municodemeetings.com/ . The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding this request, please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2025

PREPARED BY: Susie J Hernandez, Finance Director

AGENDA CONTENT: Discussion and Possible Action on 2024 Draft Financial Audit

AGENDA ITEM SECTION: Regular Meeting

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Presentation by Stephanie Harris, Audit Partner, from Crowe of the annual 2024 draft financial report.

RECOMMENDATION:

Discussion and Possible Action on the 2024 Draft Financial Audit.

CITY OF ANGLETON, TEXAS

ANNUAL FINANCIAL REPORT

For the year ended September 30, 2024

CITY OF ANGLETON, TEXAS

ANNUAL FINANCIAL REPORT
For the year ended September 30, 2024

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INTRODUCTORY SECTION

CITY OF ANGLETON, TEXAS
PRINCIPAL OFFICALS
September 30, 2024

GOVERNING BODY

Honorable John Wright, Mayor

Travis Townsend, Mayor Pro-Tem

Christiene Daniel, Council Member

Barbara Simmons, Council Member

Blaine Smith, Council Member

Tanner Sartin, Council Member

OTHER PRINCIPAL OFFICALS

Lupe Valdez, City Manager and Chief of Police

Susie Hernandez, Finance Director

Jeffrey Gilbert, Municipal Judge

Mark Jones, Alternate Judge

Judith El Masri-Randle Law, City Attorney

Michelle Perez, City Secretary

Colleen Martin, Human Resource and Risk Management Director

Martha Eighme, Communication and Marketing Director

Chris Dahlstrom, Assistant Police Chief

Hector Renteria, Public Works Director

Otis Spriggs, Development Services Director

Neal Morton, Volunteer Fire Department Fire Chief

Jason Crews, IT Director

Jason O'Mara, Parks and Recreation Director

FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
City Council Members of the
City of Angleton, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Angleton (the "City"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

(Continued)

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, budgetary comparison information, schedules of changes in net pension and total other postemployment benefit liability and related ratios, and schedule of contributions, identified as Required Supplementary Information on pages 5 through 12 and 63 to 71 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

(Continued)

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining statements and schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and consolidated sub-fund statements but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

[redacted]

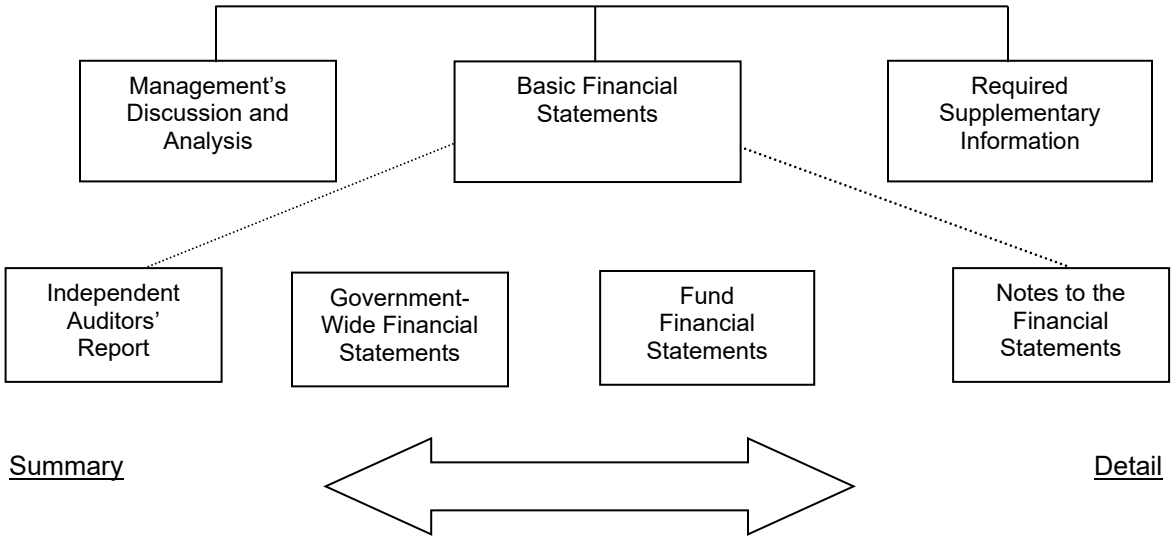
Houston, Texas
[redacted]

MANAGEMENT'S DISCUSSION AND ANALYSIS

The purpose of the Management's Discussion and Analysis (MD&A) is to give the readers an objective and easily readable analysis of the financial activities of the City of Angleton, Texas (the "City") for the year ending September 30, 2024. The analysis is based on currently known facts, decisions, or economic conditions. It presents short and long-term analysis of the City's activities, compares current year results with those of the prior year, and discusses the positive and negative aspects of that comparison. Please read the MD&A in conjunction with the City's financial statements, which follow this section.

THE STRUCTURE OF OUR ANNUAL REPORT

Components of the Financial Section



The City's basic financial statements include (1) government-wide financial statements, (2) individual fund financial statements, and (3) notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Statements

The government-wide statements report information for the City as a whole. These statements include transactions and balances relating to all assets, including infrastructure capital assets. These statements are designed to provide information about cost of services, operating results, and financial position of the City as an economic entity. The Statement of Net Position and the Statement of Activities, which appear first in the City's financial statements, report information on the City's activities that enable the reader to understand the financial condition of the City. These statements are prepared using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account even if cash has not yet changed hands.

The Statement of Net Position presents information on all the City's assets, liabilities, and deferred outflows/inflows of resources, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other nonfinancial factors, such as the City's property tax base and the condition of the City's infrastructure, need to be considered to assess the overall health of the City.

(Continued)

The Statement of Activities presents information showing how the City's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows – the accrual method rather than modified accrual that is used in the fund level statements.

The Statement of Net Position and the Statement of Activities divide the City's financials into two classes of activities:

1. *Governmental Activities* – Most of the City's basic services are reported here including general administration, financial administration, public safety (municipal court, police, animal control, fire, and code enforcement), community services (streets, parks and recreation, and sanitation) and economic development. Interest payments on the City's debt are also reported here. Sales tax, property tax, franchise fees, municipal court fines, and permit fees finance most of these activities.

2. *Business-Type Activities* – Services involving a fee for those services are reported here. These services include the City's water distribution and wastewater collection/treatment.

The government-wide financial statements can be found after the MD&A.

FUND FINANCIAL STATEMENTS

Funds may be considered as operating companies of the parent corporation, which is the City. They are usually segregated for specific activities or objectives. The City uses fund accounting to ensure and demonstrate compliance with finance-related legal reporting requirements. The two categories of City funds are governmental and proprietary.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the year. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains 32 individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the general fund, the Angleton Better Living fund, and C.O. Series 2022. These funds are considered to be major funds for reporting purposes.

(Continued)

The City adopts an annual appropriated budget for its general fund, debt service fund, and select special revenue funds as referenced in the table of contents. Budgetary comparison schedules have been provided for these funds to demonstrate compliance with these budgets.

Proprietary Fund

The City maintains two types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water distribution and wastewater collection/treatment services. The proprietary fund financial statements can be found in the basic financial statements of this report.

The City also uses an internal service fund to account for its unemployment costs. This internal service fund has been included within governmental activities in the government-wide financial statements.

Notes to Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are the last section of the basic financial statements.

Other Information

In addition to basic financial statements, MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). The RSI includes budgetary comparison schedules for the general fund and Angleton Better Living fund, schedules of changes in net pension and total other postemployment benefits liability and related ratios, schedule of the City's proportionate share of the net pension liability, and schedules of contributions for the City's pension plans. RSI can be found after the notes to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the City's financial position. Assets and deferred outflows of resources exceed liabilities and deferred inflows of resources by $41,617,436 as of September 30, 2024. A portion of the City's net position (83%) reflects its investment in capital assets (e.g., land, building, equipment, improvements, construction in progress, and infrastructure), less any debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

(Continued)

Statement of Net Position

The following table reflects the condensed Statement of Net Position:

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
ASSETS						
Current and other assets	$ 23,754,386	$ 20,624,901	$ 2,519,537	$ 3,373,770	$ 26,273,923	$ 23,998,671
Capital assets, net	33,097,169	33,798,363	28,763,737	29,599,084	61,860,906	63,397,447
Total assets	56,851,555	54,423,264	31,283,274	32,972,854	88,134,829	87,396,118
DEFERRED OUTFLOWS ON RESOURCES						
Deferred outflows - pensions	1,959,215	2,970,814	309,813	516,074	2,269,028	3,486,888
Deferred outflows - OPEB	45,572	57,114	8,404	10,739	53,976	67,853
Deferred charge on refunding	2,114	10,584	12,115	16,149	14,229	26,733
Total deferred outflows of resources	2,006,901	3,038,512	330,332	542,962	2,337,233	3,581,474
LIABILITIES						
Long-term liabilities	30,266,352	28,646,071	14,785,665	16,300,347	45,052,017	44,946,418
Other liabilities	1,882,411	2,833,157	1,303,258	1,708,438	3,185,669	4,541,595
Total liabilities	32,148,763	31,479,228	16,088,923	18,008,785	48,237,686	49,488,013
DEFERRED INFLOWS ON RESOURCES						
Deferred inflows - pensions	385,001	55,802	91,198	24,459	476,199	80,261
Deferred inflows - OPEB	119,029	150,913	21,712	28,162	140,741	179,075
Total deferred inflows of resources	504,030	206,715	112,910	52,621	616,940	259,336
NET POSITION						
Net investment in capital assets	19,676,857	19,862,758	14,677,606	14,476,946	34,354,463	34,339,704
Restricted	6,056,119	5,396,291	330,018	685,993	6,386,137	6,082,284
Unrestricted	472,687	516,784	404,149	291,471	876,836	808,255
Total net position	$ 26,205,663	$ 25,775,833	$ 15,411,773	$ 15,454,410	$ 41,617,436	$ 41,230,243

A portion of the primary government's net position, $6,386,137, represents resources that are subject to external restriction on how they may be used. The remaining balance of unrestricted net position, $876,836, may be used to meet the City's ongoing obligation to citizens and creditors.

The City's total net position increased by $387,193 which was primarily due to a surplus for governmental activities. Total assets are $88,134,829, a net increase of $738,711 compared to prior year. The total asset increase compared to the prior year includes an increase in current assets primarily from an increase in cash and cash equivalents related to unspent debt proceeds from debt issuance during the current fiscal year and a decrease in capital assets from current year depreciation of capital assets. Total liabilities are $48,237,686, a net decrease of $1,250,327 compared to prior year. The decrease is mostly due to a decrease in other liabilities from a decrease in unearned revenue and payables for construction costs. Total deferred outflows of resources are $2,337,233, a net decrease of $1,244,241 compared to the prior year which was primarily the net result of a decrease in deferred outflows for the pension plan with the Texas Municipal Retirement System ("TMRS). Total deferred inflows of resources are $616,940, a net increase of $357,604 compared to the prior year which was primarily the net result of an increase in deferred inflows for the pension plan with TMRS and a decrease in deferred inflows for other post-employment benefits for supplemental death benefits.

(Continued)

Statement of Activities

The following table provides a summary of the City's changes in net position:

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Revenues						
Program revenues:						
Charges for services	$ 4,505,885	$ 4,121,444	$ 11,694,475	$ 10,690,951	$ 16,200,360	$ 14,812,395
Grants and contributions	1,323,657	2,548,738	-	938,000	1,323,657	3,486,738
General revenues:						
Property taxes	9,240,179	8,895,729	-	-	9,240,179	8,895,729
Sales taxes	6,348,891	5,952,317	-	-	6,348,891	5,952,317
Franchise fees and local taxes	1,010,720	918,239	-	-	1,010,720	918,239
Industrial district agreement	59,143	98,918	-	-	59,143	98,918
Investment revenue	918,883	886,832	94,109	135,581	1,012,992	1,022,413
Special assessments	650,788	567,683	-	-	650,788	567,683
Other revenues	483,303	687,921	-	-	483,303	687,921
Total revenues	24,541,449	24,677,821	11,788,584	11,764,532	36,330,033	36,442,353
Expenses						
General administration	7,741,434	7,324,805	-	-	7,741,434	7,324,805
Financial administration	673,655	653,387	-	-	673,655	653,387
Public safety	9,628,811	10,363,864	-	-	9,628,811	10,363,864
Community services	6,087,233	5,344,767	-	-	6,087,233	5,344,767
Economic development	611,831	660,718	-	-	611,831	660,718
Interest and fiscal agent fees	901,414	758,307	-	-	901,414	758,307
Water and sewer	-	-	10,298,462	10,039,578	10,298,462	10,039,578
Total expenses	25,644,378	25,105,848	10,298,462	10,039,578	35,942,840	35,145,426
Increase in net position before transfers	(1,102,929)	(428,027)	1,490,122	1,724,954	387,193	1,296,927
Transfers in (out)	1,532,759	(285,501)	(1,532,759)	285,501	-	-
Change in net position	429,830	(713,528)	(42,637)	2,010,455	387,193	1,296,927
Beginning net position	25,775,833	26,489,361	15,454,410	13,443,955	41,230,243	39,933,316
Ending net position	$ 26,205,663	$ 25,775,833	$ 15,411,773	$ 15,454,410	$ 41,617,436	$ 41,230,243

For the year, revenues from governmental activities decreased by $136,372 which was less than 1% from the prior fiscal year. This governmental activities decrease in revenues was primarily due to the net result of a decrease in grants and contributions of $1,225,081 from less capital grants received in the current fiscal year and an increase of $1,125,465 from property tax revenues from an increase in the assessed values of properties within the City, sales tax revenues from an increase in taxable sales within the City, and charges for services from an increase in solid waste service charges. Expenses from governmental activities decreased by $538,530 which was a 2% decrease from the prior fiscal year. Changes in governmental activities expenses reflect a decrease in expenses for public safety and economic development, offset by increases in spending for general administration, financial administration, community services, and interest and fiscal agent fees. The reductions in public safety and economic development expenses were primarily driven by a decrease in pension liabilities and reduced maintenance costs. Conversely, the increases in general administration, financial administration, community services, and interest and fiscal agent fees were largely attributable to higher cleanup costs following severe storm events and additional debt service expenses related to the issuance of new debt.

(Continued)

Revenues from business-type activities increased by less than 1% from the prior fiscal year due mainly to an increase in charges for services of $1,003,524 from an increase in utility rates and a decrease in grants and contributions of $938,000 from less capital grants received during the fiscal year. Total expenses increased by $258,884 which was primarily due to water purchase expenses, personnel costs, and repair and maintenance expenses.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds – The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the year.

The City's governmental funds reflect a combined fund balance of $21,662,021, a net increase of $3,990,349 from the prior year due in large part to the issuance of debt . Of this combined fund balance, $160,688 is nonspendable for inventory and prepaids, $464,627 is restricted for debt service, $719,611 is restricted for economic development, $1,483,220 is restricted for special projects, and $16,078,172 is restricted for capital projects. Unassigned fund balance totaled $2,755,703 as of September 30, 2024.

Total governmental fund revenues increased by $16,219 which was less than 1% from the prior fiscal year. Total governmental expenditures was $26,707,492 for the current fiscal year which was a decrease in expenditures of $4,191,297 from the prior fiscal year as a result of less capital outlay expenditures.

The general fund is the chief operating fund of the City. At the end of the current year, the total fund balance was $2,971,200 which is approximately 15% or 55 days of current year general fund expenditures of $19,222,567. The fund balance of the general fund decreased by $290,406 due primarily to expenditures exceeding revenues of $17,378,959 and other sources of $1,553,202. General fund expenditures increased by $966,422 from the prior fiscal year due to an increase in general administration expenditures of $903,517, which was mainly due to higher cleanup costs following severe storm events. Compared to the prior year, general fund revenues increased $1,027,286 which was primarily due to increases in property tax revenues from an increase in assessed values of properties within the City, sales tax revenues from an increase in taxable sales within the City, and charges for services from an increase in solid waste service charges. There was a decrease in general fund other sources of $126,268 from the prior fiscal due to a decrease in proceeds from leases. As a measure of the general fund's liquidity and reserves for general operations, it may be useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance represents 14%, respectively, of total general fund expenditures.

The Angleton Better Living fund has a total fund balance of $4,660,322, an increase of $3,952,094 from prior year as a result of the issuance of debt at a premium. The Angleton Better Living fund revenue increased by $276,882 due to an increase in sales tax revenue. Compared to the prior year, the Angleton Better Living fund expenditures decreased by $571,597 due to an increase in capital outlay and general administration costs for better living initiatives.

The C.O. series 2022 fund has a total fund balance of $7,831,894, an increase of $258,346 from prior year with revenues of $432,289 and expenditures of $173,943. There was an increase in revenues of $43,871 due primarily to an increase in investment income from deposits held with financial institutions and a decrease in expenditures of $2,684,080 due to less capital outlay during the fiscal year.

(Continued)

Proprietary Funds – The City's proprietary funds provide the same type of information found in the governmentwide financial statements, but in more detail.

GENERAL FUND BUDGETARY HIGHLIGHTS

The City's amended budget planned for a decrease in budgeted general fund balance of $506,616 due to higher cleanup costs following severe storm events, however, the City realized a decrease in fund balance of $290,406. The City's actual revenues were greater than budgeted revenues by $40,407. Actual expenditures were less than budgeted expenditures by $175,803.

CAPITAL ASSETS

At the end of fiscal year 2024, the City's governmental and business-type activities had invested $61,860,906 in a variety of capital assets which includes land, construction in progress, infrastructure, equipment, and right-to-use-assets from leases (net of accumulated depreciation/amortization). This represents a net decrease of $1,536,541 from the prior year which includes depreciation/amortization of capital assets of $3,460,733.

Major capital asset events during the year included the following:

- Construction for street improvements for $805,754
- Purchase of park and recreational equipment for $176,000
- Purchase of police department equipment for $336,643
- Right-to-use assets for vehicles from leases entered during the fiscal year for $184,907
- Construction for sewer system improvements for $178,268
- Construction for waterline improvements for $139,197

More detailed information about the City's capital assets is presented in note 3. to the financial statements.

LONG-TERM DEBT

At the end of the current year, the City's governmental activities total debt was $24,985,197 and business-type activities was $13,515,249. This debt consisted of total general obligation bonds of $1,000,000, certificates of obligation of $36,590,000, loans for equipment of $265,122, and leases of $645,324.

More detailed information about the City's long-term liabilities is presented in note 3. to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

City Council approved a $20,277,895 general fund expenditure budget for fiscal year 2024-2025, which is an increase of 5% compared to the fiscal year 2023-2024 budget.

City Council approved budgeted debt service payments for the debt service fund and the principal and interest payments within the utility fund for $3,654,234 for fiscal year 2024-2025, which is an increase of 5% compared to the fiscal year payments in 2023-2024.

City Council approved a $12,234,506 utility fund expense budget for fiscal year 2024-2025, which is an increase of 5% compared to the fiscal year 2023-2024 budget.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the City's finances. Questions concerning this report or requests for additional financial information should be directed to Susie Hernandez, Finance Director, City of Angleton, 121 S. Velasco, Angleton, TX, 77515; telephone 979.849.4364; or email at shernandez@angleton.tx.us.

BASIC FINANCIAL STATEMENTS

CITY OF ANGLETON, TEXAS
STATEMENT OF NET POSITION
September 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and cash equivalents	$ 19,843,313	$ 27,262	$ 19,870,575
Investments	740,322	369,896	1,110,218
Receivables, net	2,101,707	1,672,004	3,773,711
Due from other governments	21,081	-	21,081
Internal balances	831,466	(831,466)	-
Inventory	16,698	488,504	505,202
Prepaids	143,990	24,931	168,921
Restricted assets			
Cash and cash equivalents	55,809	768,406	824,215
Total current assets	23,754,386	2,519,537	26,273,923
Capital assets:			
Nondepreciable capital assets	2,332,306	790,951	3,123,257
Depreciable capital assets, net	30,764,863	27,972,786	58,737,649
Total capital assets	33,097,169	28,763,737	61,860,906
Total assets	56,851,555	31,283,274	88,134,829
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows - pensions (TMRS)	1,696,026	309,813	2,005,839
Deferred outflows - pensions (TESRS)	263,189	-	263,189
Deferred outflows - OPEB	45,572	8,404	53,976
Deferred charge on refunding	2,114	12,115	14,229
Total deferred outflows of resources	2,006,901	330,332	2,337,233

(Continued)

CITY OF ANGLETON, TEXAS
STATEMENT OF NET POSITION
September 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
LIABILITIES			
Accounts payable and accrued liabilities	1,501,816	833,584	2,335,400
Unearned revenue	274,109	-	274,109
Due to other governments	56,349	-	56,349
Accrued interest payable	50,137	48,071	98,208
Customer depostis	-	421,603	421,603
Total current liabilities	1,882,411	1,303,258	3,185,669
Noncurrect liabilities:			
Long--term liabilities due within one year	1,949,076	1,320,231	3,269,307
Long-term liabilities due in more than one year	28,317,276	13,465,434	41,782,710
	30,266,352	14,785,665	45,052,017
Total liabilities	32,148,763	16,088,923	48,237,686
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows - pensions (TMRS)	$ 383,578	$ 91,198	$ 474,776
Deferred inflows - pensions (TESRS)	1,423	-	1,423
Deferred inflows - OPEB	119,029	21,712	140,741
Total deferred inflows of resources	504,030	112,910	616,940
NET POSITION			
Net investment in capital assets	19,676,857	14,677,606	34,354,463
Restricted for:			
Debt service	438,695	-	438,695
Economic development	719,611	-	719,611
Special projects	1,483,220	-	1,483,220
Capital projects	3,414,593	330,018	3,744,611
Unrestricted	472,687	404,149	876,836
Total net position	$ 26,205,663	$ 15,411,773	$ 41,617,436

See notes to financial statements.

CITY OF ANGLETON, TEXAS
STATEMENT OF ACTIVITIES
For the year ended September 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net Revenue (Expense) and Changes in Net Position: Primary Government: Government Activities	Primary Government: Business-Type Activities	Primary Government: Total
Primary Government							
Governmental activities							
General administration	$ 7,741,434	$ -	$ 249,643	$ -	$ (7,491,791)	$ -	$ (7,491,791)
Financial administration	673,655	-	-	-	(673,655)	-	(673,655)
Public safety	9,628,811	1,269,318	569,174	-	(7,790,319)	-	(7,790,319)
Community services	6,087,233	3,236,567	-	504,840	(2,345,826)	-	(2,345,826)
Economic development	611,831	-	-	-	(611,831)	-	(611,831)
Interest and fiscal agent fees	901,414	-	-	-	(901,414)	-	(901,414)
Total governmental activities	25,644,378	4,505,885	818,817	504,840	(19,814,836)	-	(19,814,836)
Business-type activities							
Water	8,104,072	7,705,030	-	-	-	(399,042)	(399,042)
Sewer	2,194,390	3,989,445	-	-	-	1,795,055	1,795,055
Total business-type activities	10,298,462	11,694,475	-	-	-	1,396,013	1,396,013
Total primary government	$ 35,942,840	$ 16,200,360	$ 818,817	$ 504,840	(19,814,836)	1,396,013	(18,418,823)
General revenues							
Property taxes					9,240,179	-	9,240,179
Sales taxes					6,348,891	-	6,348,891
Franchise fees and local taxes					1,010,720	-	1,010,720
Industrial district agreement					59,143	-	59,143
Investment revenue					918,883	94,109	1,012,992
Special assessments					650,788	-	650,788
Other revenues					483,303	-	483,303
Transfers					1,532,759	(1,532,759)	-
Total general revenues and transfers					20,244,666	(1,438,650)	18,806,016
Change in net position					429,830	(42,637)	387,193
Beginning net position					25,775,833	15,454,410	41,230,243
Ending net position					$ 26,205,663	$ 15,411,773	$ 41,617,436

See notes to financial statements.

CITY OF ANGLETON, TEXAS
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2024

	General	Angleton Better Living	C.O. Series 2022	Nonmajor Governmental	Total Governmental Funds
ASSETS					
Cash and cash equivalents	$ 1,493,453	$ 4,433,143	$ 7,832,570	$ 5,998,695	$ 19,757,861
Investments	370,161	-	-	370,161	740,322
Receivables, net	1,611,181	373,822	-	116,704	2,101,707
Inventory	16,698	-	-	-	16,698
Prepaids	142,990	1,000	-	-	143,990
Restricted cash and cash equivalents	55,809	-	-	-	55,809
Due from other governments	-	-	-	21,081	21,081
Due from other funds	831,466	-	-	-	831,466
Total assets	$ 4,521,758	$ 4,807,965	$ 7,832,570	$ 6,506,641	$ 23,668,934
LIABILITIES					
Accounts payable and accrued liabilities	$ 1,231,353	$ 147,643	$ 676	$ 122,144	$ 1,501,816
Unearned revenue	112,422	-	-	161,687	274,109
Due to other governments	56,349	-	-	-	56,349
Total liabilities	1,400,124	147,643	676	283,831	1,832,274
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - property taxes	150,434	-	-	24,205	174,639
Total deferred inflows of resources	150,434	-	-	24,205	174,639
FUND BALANCES					
Nonspendable					
Inventory and prepaids	159,688	1,000	-	-	160,688
Restricted					
Debt service	-	-	-	464,627	464,627
Economic development	-	-	-	719,611	719,611
Special projects	-	-	-	1,483,220	1,483,220
Capital projects	55,809	4,659,322	7,831,894	3,531,147	16,078,172
Unassigned	2,755,703	-	-	-	2,755,703
Total fund balances	2,971,200	4,660,322	7,831,894	6,198,605	21,662,021
Total liabilities, deferred inflows of resources, and fund balances	$ 4,521,758	$ 4,807,965	$ 7,832,570	$ 6,506,641	$ 23,668,934

See notes to financial statements.

CITY OF ANGLETON, TEXAS
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
September 30, 2024

Total fund balances for governmental funds	$ 21,662,021
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, not reported in the governmental funds.	
Capital assets - nondepreciable/nonamortizable	2,332,306
Capital assets - depreciable/amortizable	30,764,863
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the governmental funds.	174,639
As internal service fund is used by management to charge the costs of unemployment expense to individual funds. The assets and liabilities of the internal service fund are included in the governmental activities in the Statement of Net Position.	85,452
Long-term liabilities related to debt, leases, and compensated absences are not due and payable in the current perid and, therefore, are not reported in the funds	
Accrued interest payable	(50,137)
Noncurrent liabilities due in one year	(1,949,076)
Noncurrent liabilities due in more than one year	(24,560,282)
Deferred charge on refunding	2,114
Long-term liabilities and deferred outflows and deferred inflows related to the net pension and total other postretirement benefits (OPEB) liability are not recognized in the governmental funds.	
Net pension liability (TMRS)	(2,714,515)
Net pension liability (TESRS)	(737,612)
Total OPEB liability	(304,867)
Deferred outflows - pensions (TMRS)	1,696,026
Deferred outflows - pensions (TESRS)	263,189
Deferred outflows - OPEB	45,572
Deferred inflows - pensions (TMRS)	(383,578)
Deferred inflows - pensions (TESRS)	(1,423)
Deferred inflows - OPEB	(119,029)
Net position of governmental activities	$ 26,205,663

See notes to financial statements.

CITY OF ANGLETON, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For the year ended September 30, 2024

	General	(Formerly Major) Debt Service	Angleton Better Living	C.O. Series 2022	(Formally Major) Grants	Nonmajor Governmental	Total Governmental Funds
Revenues							
Property taxes	$ 7,935,342	$ -	$ -	$ -	$ -	$ 1,286,443	$ 9,221,785
Franchise fees and local taxes	771,116	-	-	-	-	239,604	1,010,720
Sales tax	4,232,594	-	2,116,297	-	-	-	6,348,891
Industrial district agreement	59,143	-	-	-	-	-	59,143
Permits, licenses, and fees	645,948	-	-	-	-	-	645,948
Fines and forfeitures	591,895	-	-	-	-	31,475	623,370
Charges for services	2,688,904	-	-	-	-	547,663	3,236,567
Intergovernmental	45,306	-	41,489	-	-	987,219	1,074,014
Investment revenue	73,935	-	118,900	432,289	-	291,949	917,073
Special assessments	-	-	-	-	-	650,788	650,788
Miscellaneous revenue	334,776	-	5,016	-	-	393,154	732,946
Total revenues	17,378,959	-	2,281,702	432,289	-	4,428,295	24,521,245
Expenditures							
Current							
General adminstration	5,211,422	-	730,970	-	-	1,455,341	7,397,733
Financial administration	687,508	-	-	-	-	-	687,508
Public safety	8,634,660	-	-	-	-	327,692	8,962,352
Community services	3,771,598	-	-	-	-	1,177,560	4,949,158
Economic development	248,816	-	-	-	-	370,958	619,774
Capital outlay	184,907	-	177,778	173,943	-	978,327	1,514,955
Debt service							
Principal	450,438	-	-	-	-	1,134,034	1,584,472
Interest and fiscal agent fees	33,218	-	-	-	-	836,669	869,887
Debt issuance costs	-	-	121,653	-	-	-	121,653
Total expenditures	19,222,567	-	1,030,401	173,943	-	6,280,581	26,707,492
Excess (deficiency) of revenues over (under) expenditures	(1,843,608)	-	1,251,301	258,346	-	(1,852,286)	(2,186,247)

(Continued)

CITY OF ANGLETON, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For the year ended September 30, 2024

	General	(Formerly Major) Debt Service	Angleton Better Living	C.O. Series 2022	(Formally Major) Grants	Nonmajor Governmental	Total Governmental Funds
Other Financing Sources (Uses)							
Issuance of debt	-	-	3,750,000	-	-	336,643	4,086,643
Premium from issuance of debt	-	-	372,287	-	-	-	372,287
Transfers in	1,368,295	-	-	-	-	2,043,144	3,411,439
Transfers (out)	-	-	(1,421,494)	-	-	(457,186)	(1,878,680)
Lease proceeds	184,907	-	-	-	-	-	184,907
Total other financing sources (uses)	1,553,202	-	2,700,793	-	-	1,922,601	6,176,596
Net change in fund balances	(290,406)	-	3,952,094	258,346	-	70,315	3,990,349
Beginning fund balances	3,261,606	452,470	708,228	7,573,548	478	5,675,342	17,671,672
Change to or within financial reporting entity	-	(452,470)	-	-	(478)	452,948	-
Beginning fund balances, as adjusted	3,261,606	-	708,228	7,573,548	-	6,128,290	17,671,672
Ending fund balances	$ 2,971,200	$ -	$ 4,660,322	$ 7,831,894	$ -	$ 6,198,605	$ 21,662,021

See notes to financial statements.

CITY OF ANGLETON, TEXAS
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net changes in fund balances - total governmental funds	$	3,990,349
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation/amortization expense.		
Capital outlay		1,514,955
Depreciation/amortization		(2,216,149)
Revenues in the Statement of Activities that to do not provide current financial resources are not reported as revenues in the funds.		18,394
The issuance of long-term debt (e.g., bonds, leases, loans, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when it is first issued; whereas, these amounts are deferred and amortized in the Statement of Activities. Pension and other postemployment benefits (OPEB) expenses and the amortization of deferred items are recognized at the government-wide level.		
Issuance of debt		(4,086,643)
Premium on debt issuance		(372,287)
Lease proceeds		(184,907)
Principal payment on debt and leases payable		1,584,472
Amortization of bond premiums		50,525
Amortization of refunding loss		(8,470)
Change in accrued interest on long-term debt		48,071
Change in compensated absences		117,306
Net pension liability (TMRS)		1,608,968
Net pension liability (TESRS)		(310,079)
Total OPEB liabiliy		(27,636)
Change in deferred outflows - pensions (TMRS)		(1,019,663)
Change in deferred outflows - pensions (TESRS)		8,064
Change in deferred outflows - OPEB		(11,542)
Change in deferred inflows - pensions (TMRS)		(329,926)
Change in deferred inflows - pensions (TESRS)		727
Change in deferred inflows - OPEB		31,884
An internal service fund is used by management to charge the cost of unemployment costs to individual funds. The net revenue (expense) of the internal service fund is reported with governmental activities.		23,417
Change in net position of governmental activities	$	429,830

See notes to financial statements.

CITY OF ANGLETON, TEXAS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
September 30, 2024

	Business-Type Activities	Governmental Activities
	Utility	Internal Service
ASSETS		
Current assets		
Cash and cash equivalents	$ 27,262	$ 85,452
Investments	369,896	-
Receivables, net	1,672,004	-
Prepaid expenses	24,931	-
Inventory	488,504	-
Restricted cash and cash equivalents	768,406	-
	3,351,003	85,452
Capital assets:		
Nondepreciable	790,951	-
Depreciable, net	27,972,786	-
	28,763,737	-
Total assets	32,114,740	85,452
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows - pensions	309,813	-
Deferred outflows - OPEB	8,404	-
Deferred charge on refunding	12,115	-
Total deferred outflows of resources	330,332	-

(Continued)

CITY OF ANGLETON, TEXAS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
September 30, 2024

	Business-Type Activities	Governmental Activities
	Utility	Internal Service
LIABILITIES		
Current liabilities		
Accounts payable and accrued liabilities	833,584	-
Accrued interest payable	48,071	-
Customer depostis	421,603	-
Due to other funds	831,466	-
Noncurrent liabilities		
Long-term liabilities due within one year	1,320,231	-
Long-term liabilities due in more than one year	13,465,434	-
Total liabilities	16,920,389	-
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows - pensions	$ 91,198	$ -
Deferred inflows - OPEB	21,712	-
Total deferred inflows of resources	112,910	-
NET POSITION		
Net investment in capital assets	14,677,606	-
Restricted for capital projects	330,018	-
Unrestricted	404,149	85,452
Total net position	$ 15,411,773	$ 85,452

See notes to financial statements.

CITY OF ANGLETON, TEXAS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For the Year Ended September 30, 2024

	Business-Type Activities	Governmental Activities
	Utility	Internal Service
Operating revenues		
Water sales	$ 7,421,733	$ -
Sanitary sewer services	3,842,762	-
Other service fees	429,980	29,167
Total operating revenues	11,694,475	29,167
Operating expenses		
Water distribution	967,609	-
Water plant operations	837,230	-
Water purchases	3,426,126	-
Sewer	620,479	-
Collection administration	2,844,518	-
Unemployment	-	7,560
Depreciation	1,244,584	-
Total operating expenses	9,940,546	7,560
Operating income (loss)	1,753,929	21,607
Nonoperating revenues (expenses)		
Investment revenue	94,109	1,810
Interest expense	(357,916)	-
Total nonoperating revenues (expenses)	(263,807)	1,810
Income (loss) before transfers	1,490,122	23,417
Transfers		
Transfers (out)	(1,532,759)	-
Total transfers	(1,532,759)	-
Change in net position	(42,637)	23,417
Beginning net position	15,454,410	62,035
Ending Net Position	$ 15,411,773	$ 85,452

See notes to financial statements.

CITY OF ANGLETON, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended September 30, 2024

	Business-Type Activities	Governmental Activities
	Utility	Internal Service
Cash flows from operating activities		
Receipts from customers and users	$ 11,752,673	$ 29,167
Payments to suppliers	(6,898,770)	-
Payments to employees	(2,355,593)	(7,560)
Net cash provided by operating activities	2,498,310	21,607
Cash flows from noncapital financing activities		
Transfer to other funds	(1,532,759)	-
Net cash (used) by noncapital financing activities	(1,532,759)	-
Cash flows from capital and related financing activities		
Acquisition and construction of capital assets	(409,237)	-
Principal paid on capital debt	(1,164,897)	-
Interest paid on capital debt	(409,654)	-
Net cash provided (used) by capital and related financing activities	(1,983,788)	-
Cash flows from investing activities		
(Purchase) of investment	(14,638)	-
Interest on investments	94,109	1,810
Net cash provided by investing activities	79,471	1,810
Net increase (decrease) in cash and cash equivalents	(938,766)	23,417
Beginning cash and cash equivalents	1,734,434	62,035
Ending cash and cash equivalents	$ 795,668	$ 85,452
Ending cash and cash equivalents		
Unrestricted cash and cash equivalents	$ 27,262	$ 85,452
Restricted cash and cash equivalents	768,406	-
	$ 795,668	$ 85,452

(Continued)

CITY OF ANGLETON, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended September 30, 2024

	Business-Type Activities	Governmental Activities
	Utility	Internal Service
Reconciliation of operating income (loss) to net cash provided (used) by operating activities		
Operating income	$ 1,753,929	$ 21,607
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Depreciation	1,244,584	-
Changes in operating assets and liabilities		
(Increase) decrease in assets:		
Accounts receivable	34,423	-
Prepaid expenses	3,264	-
Inventory	(107,582)	-
Deferred outflows - pensions	206,261	-
Deferred outflows - OPEB	2,335	-
Increase (decrease) in liabilities:		
Accounts payable and accrued liabilities	(422,112)	-
Compensated absences	19,022	-
Deferred inflows - pensions	66,739	-
Deferred inflows - OPEB	(6,450)	-
Net pension liability	(325,468)	-
Total OPEB liability	5,590	-
Customer deposits	23,775	-
Net cash provided (used) by operating activities	$ 2,498,310	$ 21,607

See notes to financial statements.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity: The City of Angleton, Texas (the "City") was incorporated in 1912. The City has operated under a "Home Rule Charter" which provides for a Mayor-Council-Administrator form of government.

The City Council is the principal legislative body of the City. The City Manager is appointed by the City Council and is responsible to the City Council for the administration of all the affairs of the City. The City Manager is responsible for the appointment and removal of department directors and employees, supervision and control of all City departments, and preparation of the annual budget.

The City provides the following services: general administration, financial administration, public safety (municipal court, police, animal control, fire, and code enforcement), community services (streets, parks and recreation, swimming pool, and sanitation), economic development, water distribution, and wastewater collection/treatment.

The City is an independent political subdivision of the State of Texas (the "State") governed by an elected council and a mayor and is considered a primary government. As required by generally accepted accounting principles, these basic financial statements have been prepared based on considerations regarding the potential for inclusion of other entities, organizations, or functions as part of the City's financial reporting entity. The component units listed below, although legally separate, are considered part of the reporting entity. No other entities have been included in the City's reporting entity. Additionally, as the City is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other type of reporting entity.

Considerations regarding the potential for inclusion of other entities, organizations, or functions in the City's financial reporting entity are based on criteria prescribed by generally accepted accounting principles. These same criteria are evaluated in considering whether the City is a part of any other governmental or other type of reporting entity. The overriding elements associated with prescribed criteria considered in determining that the City's financial reporting entity status is that of a primary government are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local governments. Additionally, prescribed criteria under generally accepted accounting principles include considerations pertaining to organizations for which the primary government is financially accountable and considerations pertaining to organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Blended Component Units

Angleton Better Living Corporation - Angleton Better Living Corporation, Inc. (the "Corporation") has been included in the reporting entity as a blended component unit. The Corporation is a governmental entity that promotes economic and community development in the City. The Corporation's Board of Directors is appointed by and serves at the discretion of City Council. The Corporation is primarily funded through a one-half cent sales tax approved by general election in 2001. City Council approval is required for the annual budget and the issuance of any debt. In the event of dissolution, any assets of the Corporation will be transferred to the City. The Corporation does not issue separate financial statements.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Tax Increment Reinvestment Zone No. 1 - During fiscal year 2005, the City passed an ordinance creating a Tax Increment Reinvestment Zone No. One (TIRZ #1), in accordance with Section 311.005 of the Texas Tax Code, for the purpose of providing for the design and construction of water, wastewater, and roadway infrastructure improvements, in order to facilitate the development of new commercial properties. The TIRZ #1 includes participation by a developer and another governmental entity, the Angleton Drainage District. Under this arrangement, increases in property taxes will be utilized to pay for certain infrastructure costs. Such taxes are controlled by a board of directors managing the TIRZ #1 and accounted for as a special revenue fund with the City's financial oversight. The TIRZ #1 will terminate on December 31, 2035, unless the Angleton Drainage District approves an earlier termination date.

Tax Increment Reinvestment Zone No. 2 - During fiscal year 2020, the City passed an ordinance creating Tax Increment Reinvestment Zone No. Two (TIRZ #2), also referred to as the Riverwood Ranch TIRZ, in accordance with Section 311.005 of the Texas Tax Code, for the purpose of promoting the redevelopment of the area. Increases in property taxes will be utilized for certain infrastructure costs. Such taxes are controlled by a board of directors who is responsible for the management and oversight of the TIRZ #2 in accordance with the project and financing plan. The TIRZ #2 will terminate on December 31, 2051, or at an earlier time designated by subsequent ordinance or when all project costs, other obligations, debt, and interest have been paid in full.

Government-Wide Financial Statements: The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support.

Basis of Presentation - Government-Wide Financial Statements: While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and an internal service fund, while business-type activities incorporate data from the City's enterprise funds. Separate financial statements are provided for governmental funds and proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the City's water and wastewater functions and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Basis of Presentation - Fund Financial Statements: The fund financial statements provide information about the City's funds, including its blended component units. Separate statements for each fund category – governmental and proprietary– are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The City reports the following governmental funds:

General Fund: The *general fund* is used to account for and report all financial resources not accounted for and reported in another fund. The principal sources of revenues include local property taxes, sales taxes, franchise fees, licenses and permits, fines and forfeitures, and charges for services. Expenditures include general administration, financial administration, public safety, community services, and economic development. The general fund is always considered a major fund for reporting purposes.

Debt Service Fund: The *debt service fund* is used to account for the payment of interest and principal on all general obligation bonds and other long-term debt of the City. The primary source of revenue for debt service is local property taxes. The City's debt service fund is considered a nonmajor fund reporting purposes.

Special Revenue Funds: The *special revenue funds* are used to account for proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The special revenue funds are considered nonmajor funds for reporting purposes except for the Angleton Better Living fund for activity related to restricted sources for community capital projects.

Capital Projects Funds: The *capital projects funds* are used to account for the expenditures of resources accumulated from sales tax revenues and the sale of bonds and related interest earnings for capital improvement projects. The capital projects funds are considered nonmajor funds for reporting purposes, except for the C.O. series 2022 fund, which is considered a major fund for reporting purposes.

The City reports the following enterprise funds:

Enterprise Funds: The *enterprise funds* are used to account for the operations that provide water and wastewater collection and wastewater treatment operations. The services are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses including depreciation) of providing goods or services to the general public on a continuing basis will be financed or recovered primarily through user charges. The utility fund is considered a major fund for reporting purposes.

Additionally, the City reports the following fund type:

Internal Service Funds: *Internal service funds* account for services provided to other departments of the City, or to other governments, on a cost reimbursement basis. The internal service fund is used to account for unemployment costs.

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise fund) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, transfers between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

Measurement Focus and Basis of Accounting: The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide, proprietary fund, and fiduciary fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

Property taxes, sales taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the City.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance:

Cash and Cash Equivalents: The City's cash and cash equivalents are considered to be cash on hand, demand deposits, balances in statewide investment pools, and short-term investments with original maturities of three months or less from the date of acquisition. For the purpose of the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The City maintains a pooled cash account. Each fund whose monies are deposited in the pooled cash account has equity therein, and interest earned on the investment of these monies is allocated based upon relative equity at the previous month end. Amounts on deposit in interest bearing accounts and other investments are displayed on the combined balance sheet as "cash and cash equivalents." For cash management purposes, the City has a sweep arrangement with the bank to transfer cash balances to a money market mutual fund account each day. Cash in excess of current requirements is invested in various interest-bearing securities and disclosed as part of the City's investments.

Investments: Investments, except for certain investment pools, commercial paper, money market funds, and investment contracts, are reported at fair value. The investment pools operate in accordance with appropriate state laws and regulations and are reported at amortized cost. Money market funds, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations and commercial paper that have a remaining maturity of one year or less upon acquisition, are reported at amortized cost. Investments in nonparticipating interest earning contracts, such as certificates of deposit, are reported at cost.

The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, Texas Government Code.

In summary, the City is authorized to invest in the following:

- Direct obligations of the U.S. Government or U.S. Government agencies
- Fully collateralized repurchase agreements that meet certain criteria
- Money market mutual funds that meet certain criteria
- Bankers' acceptances
- Statewide investment pools

Inventories and Prepaid Items: The costs of governmental fund type inventories are recorded as expenditures when the related liability is incurred (i.e., the purchase method).

Certain payments to vendors reflect costs applicable to future accounting periods (prepaid expenditures) are recognized as expenditures when utilized.

Restricted Assets: Restricted assets are either limited for use for specified purposes or are otherwise not available for payment of current operating expenses. The City's restricted assets consist of cash and investments resulting from the issuance of debt restricted to the purchase and/or construction of governmental and business-type activity capital assets.

Capital Assets: Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. In accordance with GASB Statement No. 34, infrastructure has been capitalized retroactively. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of five years.

Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Property, plant, and equipment of the primary government are depreciated using the straight-line method over the following estimated useful years:

Assets Depreciation	Estimated Useful Life
Buildings and improvements	10 to 40 years
Vehicles, equipment, and furnishings	5 to 15 years
Infrastructure	30 to 50 years
Water and sewer system	30 to 50 years

Deferred Outflows/Inflows of Resources: In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represent a consumption of net assets that applies to future periods and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represent an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time.

Deferred outflows/inflows of resources are amortized as follows:

- Deferred outflows/inflows from pension/other postemployment benefits (OPEB) activities are amortized over the average of the expected service lives of pension/OPEB plan members, except for the net differences between the projected and actual investment earnings on the pension/OPEB plan assets, which are amortized over a period of five years.

- For employer pension/OPEB plan contributions that were made subsequent to the measurement date through the end of the City's fiscal year, the amount is deferred and recognized as a reduction to the net pension/OPEB liability during the measurement period in which the contributions were made.

- A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

At the fund level, the City has two types of items, which arises only under a modified accrual basis of accounting, that qualify for reporting in this category. Accordingly, these items, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and from leases in which the government is the lessor. These amounts are deferred and recognized as an inflow of resources in the period that the amount becomes available.

Compensated Absences: The City records a liability for the amount of paid time off or PTO, that has vested for each employee at year end. Employees may use PTO as needed for sick leave, vacation or other reasons. Upon separation from the City, employees are eligible to be paid their accumulated PTO as long as they have provided a two week notice and work the remaining two weeks.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Long-Term Obligations: In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method, if material. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

The property tax rate is allocated each year between the general and debt service funds. The full amount estimated to be required for debt service on general obligation debt is provided by the tax along with the interest earned in the debt service fund. Although a portion of the general obligation debt was directly related to the purchase of water and sewer infrastructure, the debt service expenditures are included in the governmental fund financial statements as they are expected to be paid from debt service tax revenues instead of water system revenues.

Leases

Lessee - The City is a lessee for a noncancellable lease of equipment. The City recognizes a lease liability and an intangible, right-to-use lease asset (the “lease asset”) in the government-wide financial statements.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis either over the term of the lease or the useful life of the asset (if the City is reasonably certain a purchase option will be recognized).

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.
- Lease payments included in the measurement of the lease liability are composed of fixed payments and the purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the Statement of Net Position.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Position Flow Assumption: Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumptions: Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies: Fund balances of governmental funds are reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

Amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact are classified as nonspendable fund balance. Amounts that are externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions are classified as restricted.

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Estimates: The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Pensions: For the purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS' fiduciary net position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other Postemployment Benefits: The City participates in a single-employer, unfunded, defined benefit group-term life insurance plan operated by TMRS known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. Benefit payments are treated as being equal to the employer's yearly contributions for retirees. Benefit payments and refunds are due and payable in accordance with the benefit terms. Information about the City's total OPEB liability, deferred outflows of resources, deferred inflows of resources, and OPEB expense is provided by TMRS from reports prepared by their consulting actuary.

Revenues and Expenditures/Expenses:

Program Revenues: Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property Taxes: Property taxes are levied during October of each year, are due upon receipt of the City's tax bill, and become delinquent if unpaid on February 1, with late fees assessed monthly. After June 30, any taxes still uncollected are subject to lawsuit for collection and additional charges to offset legal costs.

Proprietary Funds Operating and Nonoperating Revenues and Expenses: Proprietary funds distinguish *operating* revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise and internal service funds are charges to customers for sales and services. The enterprise funds also recognize as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for the enterprise funds and internal service fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

(Continued)

NOTE 2 - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Annual budgets are adopted for governmental funds on a basis consistent with generally accepted accounting principles except for the capital projects funds, which adopt project length budgets. The original budget is adopted by the City Council prior to the beginning of the year. The legal level of control as defined by the charter is the object and purpose stated in the approved budget. Appropriations lapse at the end of the year, excluding capital project budgets. Supplemental budget appropriations were made for the year ended September 30, 2024. The Angleton Better Living major special revenue fund and the nonmajor Debt Service fund adopted a budget. The Hotel/Motel, Child Safety, Municipal Court Technology, Municipal Court Building Security, TxDOT, Keep Angleton Beautiful, Angleton Act Center, TIRZ #1, OBJ Police Grant, Police Grant, Police Donation, Fire Department ESD, A/C Donations, Drug Confiscation, Traffic Enforcement, and Emergency Response nonmajor special revenue funds have adopted budgets.

Expenditures in Excess of Appropriations: As of September 30, 2024, expenditures exceeded appropriations at the legal level of control as follows:

General Fund		
General Administration	$	453,502
Tax collection	$	2,911
Finance and accounting	$	68,626
Information technology	$	18,489
Maintenance	$	28,172
Angleton Better Living Fund		
General Administration	$	83,003
Hotel/Motel		
Economic development	$	14,642
Drug confiscation		
Public safety	$	20,385

(Continued)

NOTE 3 - DETAILED NOTES ON ALL FUNDS

Deposits and Investments: The City's deposits and investments include bank deposits, investment pools, and certificates of deposit held at the City's depository bank. The carrying amount of the City's bank deposits was $4,357,481 as of September 30, 2024 with $824,215 being restricted for specific purposes. The City's bank deposits were collateralized by pledged securities of the depository bank for amounts in excess of the Federal Deposit Insurance Corporation (FDIC) insurance limits.

As of September 30, 2024, the City had the following investment pools and certificates of deposits:

Investment Type	Value	Weighted Average Maturity (Years)
Investment pools		
TexPool	$ 650,849	0.08
TexStar	10,251,487	0.07
LoneStar	5,434,973	0.04
Certificates of deposit	1,110,218	0.66
Total	$ 17,447,527	
Portfolio weighted average maturity		0.10

As of September 30, 2024, the City reported the bank deposits and investments pools as cash and cash equivalents. As of September 30, 2024, the City's certificates of deposits are reported as investments held by the City. The City's investments in certificates of deposit are held at a local financial institution for diversification. All of the City's investments are insured, registered, or the City's agent holds the securities in the City's name; therefore, the City is not exposed to custodial credit risk.

Interest rate risk – In accordance with its investment policy, the City manages its exposure to declines in fair values by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations and invest operating funds primarily in short-term securities.

Credit risk – The City's investment policy limits investments in public fund investment pools rated as to investment quality not less than "AAA" or "AAA-m", or at an equivalent rating by at least one nationally recognized rating service. Investments in Securities Exchange Commission (SEC) registered and regulated money market mutual funds must have an investment quality not less than "AAA-", or at an equivalent rating by at least one nationally recognized rating service. As of September 30, 2024, the City's investments in investment pools were rated "AAAm" by Standard & Poor's.

Custodial credit risk - deposits. In the case of deposits, this is the risk that the City's deposits may not be returned in the event of a bank failure. The City's investment policy requires funds on deposit at the depository bank to be collateralized by securities. As of September 30, 2024, fair values of pledged securities and FDIC coverage exceeded bank balances.

(Continued)

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

TexPool - TexPool was established as a trust company with the Treasurer of the State as trustee, segregated from all other trustees, investments, and activities of the trust company. The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The advisory board members review the investment policy and management fee structure. Finally, Standard & Poor's rates TexPool 'AAAm'. As a requirement to maintain the rating, weekly portfolio information must be submitted to Standard & Poor's, as well as to the office of the Comptroller of Public Accounts for review.

TexPool is an external investment pool measured at amortized cost. In order to meet the criteria to be recorded at amortized cost, TexPool must transact at a stable net asset value per share and maintain certain maturity, quality, liquidity, and diversification requirements within TexPool. TexPool transacts at a net asset value of $1.00 per share, has weighted average maturities of 60 days or less, and weighted average lives of 120 days or less. Investments held are highly rated by nationally recognized statistical rating organizations, have no more than five percent of portfolio with one issuer (excluding U.S. government securities), and can meet reasonably foreseeable redemptions. TexPool has a redemption notice period of one day and may redeem daily. TexPool's authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium, or national state of emergency that affects TexPool's liquidity.

TexasSTAR - The Texas Short-Term Asset Reserve Fund (TexSTAR) is a local government investment pool organized under the authority of the Interlocal Cooperation Act, Chapter 791, Texas Government Code, and the Public Funds Investment Act, Chapter 2256, Texas Government Code. TexSTAR was created in April 2002 by contract among its participating governmental units and is governed by a board of directors. JPMorgan Fleming Asset Management (USA), Inc. and First Southwest Asset Management, Inc. act as co-administrators, providing investment management services, participant services, and marketing. JPMorgan Chase Bank and/or its subsidiary, J.P. Morgan Investor Services, Inc., provide custodial, transfer agency, fund accounting, and depository services.

TexSTAR is measured at amortized cost. TexSTAR's strategy is to seek preservation of principal, liquidity, and current income through investment in a diversified portfolio of short-term marketable securities. The City has no unfunded commitments related to TexSTAR. TexSTAR has a redemption notice period of one day and may redeem daily. TexSTAR may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium, or national or state emergency that affects TexSTAR's liquidity.

Lone Star - Lone Star is a public funds investment pool organized under the authority of the Interlocal Cooperation Act of the Texas Government Code, Chapter 791, and the Public Funds Investment Act, Texas Government Code, Chapter 2256. Lone Star is sponsored by the Texas Association of School Boards. The Lone Star Board (the "Board") acts as trustee and is comprised of 11 members representing school districts that have adopted the investment agreement, including school board members, school administrators, and school business officials. The Board has entered into an agreement with First Public, LLC to act as administrator for Lone Star. Responsibilities of First Public include daily servicing of participants' accounts, negotiating contracts with investment advisors and other service providers, and performing related administrative services. Finally, Standard & Poor's rates Lone Star "AAAm". As a requirement to maintain the rating, weekly portfolio information must be submitted to Standard & Poor's, as well as to the office of the Comptroller of Public Accounts for review.

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Receivables: The following comprise receivable balances as of September 30, 2024:

	General	Angleton Better Living	Nonmajor Governmental	Utility	Total
Property taxes	$ 224,525	$ -	$ 35,536	$ -	$ 260,061
Other taxes	1,063,203	373,822	-	-	1,437,025
Accounts	521,039	-	89,773	2,237,222	2,848,034
Grants	-	-	2,726	-	2,726
Less allowances	(197,586)	-	(11,331)	(565,218)	(774,135)
Total	$ 1,611,181	$ 373,822	$ 116,704	$ 1,672,004	$ 3,773,711

Capital Assets: A summary of changes in capital assets at year end is as follows:

	Beginning Balance	Increases	(Decreases)/ Reclassifications	Ending Balance
Governmental activities				
Capital assets not being depreciated/ amortized				
Land	$ 1,698,331	$ -	$ -	$ 1,698,331
Construction in progress	2,108,396	817,405	(2,291,826)	633,975
Total capital assets not being depreciated/amortized	3,806,727	817,405	(2,291,826)	2,332,306
Other capital assets				
Buildings and improvements	19,163,676	-	-	19,163,676
Equipment	13,479,255	718,733	(177,771)	14,020,217
Infrastructure	30,733,311	2,085,736	-	32,819,047
Right-to-use assets - equipment	1,274,772	184,907	(105,136)	1,354,543
Total other capital assets	64,651,014	2,989,376	(282,907)	67,357,483
Less accumulated depreciation/ amortization for				
Buildings and improvements	(5,778,712)	(434,128)	-	(6,212,840)
Equipment	(10,608,140)	(691,430)	177,771	(11,121,799)
Infrastructure	(17,837,327)	(722,359)	-	(18,559,686)
Right-to-use assets - equipment	(435,199)	(368,232)	105,136	(698,295)
Total accumulated depreciation	(34,659,378)	(2,216,149)	282,907	(36,592,620)
Other capital assets, net	29,991,636	773,227	-	30,764,863
Governmental activities capital assets, net	$ 33,798,363	$ 1,590,632	$ (2,291,826)	33,097,169
Less associated debt				(26,087,005)
Plus unspent bond proceeds				12,664,579
Plus deferred charge on refunding				2,114
Net investment in capital assets				$ 19,676,857

(Continued)

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Depreciation was charged to governmental functions as follows:

General administration	$ 439,923
Public safety	595,708
Community services	1,180,518
Total governmental activities depreciation expense	$ 2,216,149

The following is a summary of changes in capital assets for business-type activities for the fiscal year ended September 30, 2024:

	Beginning Balance	Increases	(Decreases)/ Reclassifications	Ending Balance
Business-type activities				
Capital assets not being depreciated				
Construction in progress	$ 5,678,726	$ 409,237	$ (5,297,012)	$ 790,951
Total capital assets not being depreciated	5,678,726	409,237	(5,297,012)	790,951
Other capital assets				
Building and other improvements	764,756	-	-	764,756
Equipment	3,465,750	-	(81,775)	3,383,975
Infrastructure	54,456,459	5,297,012	(19,694)	59,733,777
Total other capital assets	58,686,965	5,297,012	(101,469)	63,882,508
Less accumulated depreciation for				
Building and other improvements	(287,237)	(10,701)	-	(297,938)
Equipment	(2,426,864)	(167,106)	81,775	(2,512,195)
Infrastructure	(32,052,506)	(1,066,777)	19,694	(33,099,589)
Total accumulated depreciation	(34,766,607)	(1,244,584)	101,469	(35,909,722)
Other capital assets, net	23,920,358	4,052,428	-	27,972,786
Business-type activities capital assets, net	$ 29,599,084	$ 4,461,665	$ (5,297,012)	28,763,737
			Less associated debt	$ (14,098,246)
			Plus deferred charge on refunding	12,115
			Net investment in capital assets	$ 14,677,606

(Continued)

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Depreciation was charged to business-type functions as follows:

Water	$ 393,249
Sewer	851,335
Total business-type activities depreciation expense	$ 1,244,584

Significant commitments related to construction in progress at year end are as follows:

Project Description	Total in Progress	Remaining Commitment
Governmental activities		
Street improvements	$ 633,975	$ 430,719
	$ 633,975	$ 430,719
Business-type activities		
Sanitary sewer improvements	$ 272,554	$ 563,130
Waterline Improvements	518,397	315,000
	$ 790,951	$ 878,130

(Continued)

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Long-Term Debt: The following is a summary of changes in the City's total long-term liabilities for the fiscal year ended September 30, 2024.

	Beginning Balances	Additions	(Reductions)	Ending Balances		Amounts Due Within One Year
Governmental activities						
General obligation refunding bonds	$ 785,000	$ -	$ (250,000)	$ 535,000		$ 220,000
Certificates of obligation	20,669,854	3,750,000	(880,103)	23,539,751		970,185
Equipment loan	-	336,643	(71,521)	265,122		59,010
Leases payable	843,265	184,907	(382,848)	645,324		319,763
Plus deferred amounts						
For premiums	780,046	372,287	(50,525)	1,101,808		-
	23,078,165	4,643,837	(1,634,997)	26,087,005	*	1,568,958
Other liabilities						
Net pension liability - TMRS	4,323,483	-	(1,608,968)	2,714,515		-
Net pension liability - TESRS	427,533	310,079	-	737,612		-
Total OPEB liability	277,231	27,636	-	304,867		-
Compensated absences	539,659	368,387	(485,693)	422,353		380,118
Total governmental activities	$ 28,646,071	$ 5,349,939	$ (3,729,658)	$ 30,266,352		$ 1,949,076
	Long-term debt due in more than one year			$ 28,317,276		
	*Debt associated with governmental capital assets			$ 26,087,005		

	Beginning Balance	Additions	Reductions	Ending Balance		Amounts Due Within One Year
Business-type activities						
General obligation refunding bonds	$ 710,000	$ -	$ (245,000)	$ 465,000		$ 235,000
Certificates of obligation	12,475,146		(604,897)	11,870,249		649,815
Direct borrowing/private placement						
Certificates of obligation	1,495,000	-	(315,000)	1,180,000		310,000
Plus deferred amounts						
For premiums	631,926	-	(48,929)	582,997		-
	15,312,072	-	(1,213,826)	14,098,246	*	1,194,815
Other liabilities						
Net pension liability - TMRS	818,537	-	(325,468)	493,069		-
Total OPEB liability	49,409	5,590	-	54,999		-
Compensated absences	120,329	127,318	(108,296)	139,351		125,416
Total business-type activities	$ 16,300,347	$ 132,908	$ (1,647,590)	$ 14,785,665		$ 1,320,231
	Long-term debt due in more than one year			$ 13,465,434		
	*Debt associated with business-type capital assets			$ 14,098,246		

(Continued)

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities in the governmental funds. The governmental activities compensated absences, net pension liability, and total OPEB liabilities are generally liquidated by the general fund. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.

Long-term debt at year end was comprised of the following debt issues:

Description	Interest Rate	Balance
Governmental activities		
General obligation refunding bonds		
Series 2016	2.00-4.00%	$ 535,000
		535,000
Certificates of obligation		
Series 2018	3.00-4.00%	6,670,000
Series 2019	2.00-4.00%	1,029,751
Series 2020	2.00-3.00%	2,345,000
Series 2022	4.00-6.00%	9,745,000
Series 2024	4.00-5.00%	3,750,000
		23,539,751
Other debt liabilities		
Equipment loan	7.80%	265,122
Leases payable	4.00-7.80%	645,324
		910,446
Total governmental activities long-term debt		$ 24,985,197
Business-type activities		
General obligation refunding bonds		
Series 2016	2.00-4.00%	$ 465,000
		465,000
Certificates of obligation		
Water and sewer, series 2015	3.00-4.00%	2,785,000
Series 2019	2.00-4.00%	7,075,249
Series 2021	3.00-4.00%	2,010,000
		11,870,249
Direct borrowing/private placement certificates of obligation		
Water and sewer, series 2013	2.28%	1,180,000
		1,180,000
Total business-type activities long-term debt		$ 13,515,249

(Continued)

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

General Obligation Bonds and Certificate of Obligation: The City issues general obligation bonds and certificates of obligation for the acquisition of assets and construction of major capital facilities. These debt issues have been used for both governmental and business-type activities. Each debt issue is serviced by a specific City fund.

General obligation bonds and certificates of obligation are direct obligations of the City for which its full faith and credit are pledged. The bonds and certificates of obligation are further supported by specific annual tax levies, which are legally restricted to servicing these debt issues. The collection and remittance of such levies are controlled and reported in the debt service fund. Some issuances are also secured by a pledge of the City's utility fund net revenues. Long-term debt originating for the purpose of constructing proprietary fund assets is carried within and directly serviced by the utility fund.

In March 2024, the City issued Certificates of Obligation, Series 2024, in the amount of $3,750,000 with interest rates at 4.00% to 5.00%. The proceeds from the issuance is being used to finance capital improvement projects for the City's parks and recreational facilities. The certificates of obligation mature in fiscal year 2044 and are payable from ad valorem taxes levied by the City.

The annual requirements to amortize general obligation bonds and certificates of obligation at year end were as follows:

Fiscal Year Ended September 30,	General Obligation Bonds					
	Governmental Activities		Business-Type Activities		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	$ 220,000	$ 17,000	$ 235,000	$ 13,900	$ 455,000	$ 30,900
2026	220,000	8,200	230,000	4,600	450,000	12,800
2027	45,000	2,900	-	-	45,000	2,900
2028	50,000	1,000	-	-	50,000	1,000
	$ 535,000	$ 29,100	$ 465,000	$ 18,500	$ 1,000,000	$ 47,600

Fiscal Year Ended September 30,	Certificates of Obligation					
	Governmental Activities		Business-Type Activities		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	$ 970,185	$ 885,549	$ 649,815	$ 329,415	$ 1,620,000	$ 1,214,964
2026	972,398	849,443	537,602	311,401	1,510,000	1,160,844
2027	1,021,067	811,462	778,933	289,254	1,800,000	1,100,716
2028	1,034,879	773,643	815,121	259,798	1,850,000	1,033,441
2029-2033	5,448,777	3,287,694	4,531,223	896,588	9,980,000	4,184,282
2034-2038	5,892,485	2,305,866	3,607,515	346,031	9,500,000	2,651,897
2039-2043	3,469,960	1,342,728	950,040	32,517	4,420,000	1,375,245
2044-2048	2,550,000	743,356	-	-	2,550,000	743,356
2049-2052	2,180,000	229,556	-	-	2,180,000	229,556
	$ 23,539,751	$ 11,229,297	$ 11,870,249	$ 2,465,004	$ 35,410,000	$ 13,694,301

(Continued)

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Fiscal Year Ended September 30,	Business-Type Activities - Direct Borrowings/Private Placement Certificates of Obligation Principal	Interest
2025	310,000	23,370
2026	305,000	16,359
2027	285,000	9,633
2028	280,000	3,192
	$ 1,180,000	$ 52,554

Federal Arbitrage: The Tax Reform Act of 1986 instituted certain arbitrage restrictions consisting of complex regulations with respect to issuance of tax-exempt bonds after August 31, 1986. Arbitrage regulations deal with the investment of tax-exempt bond proceeds at an interest yield greater than the interest yield paid to bondholders. Generally, all interest paid to bondholders can be retroactively rendered taxable if applicable rebates are not reported and paid to the Internal Revenue Service (IRS) at least every five years for applicable bond issues. Accordingly, there is the risk that if such calculations are not performed, or are not performed correctly, a substantial liability to the City could result. The City periodically engages an arbitrage consultant to perform the calculations in accordance with the rules and regulations of the IRS.

Equipment Loan: The City obtained a loan for law enforcement equipment in May 2024 for $336,643 with payments due annually at an interest rate of 7.80%. The first interest and principal payment was paid by the general fund on May 21, 2024 for $79,690. The final payment for the loan is due on May 21, 2028. The remaining annual requirements to amortize this loan at year end were as follows:

Fiscal Year Ended September 30,	Governmental Activities Equipment Loan Principal	Interest
2025	59,010	20,680
2026	63,613	16,077
2027	68,575	11,115
2028	73,924	5,766
	$ 265,122	$ 53,638

(Continued)

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Leases Payable: The City is a lessee for the acquisition and use of vehicles, copiers, and a building. As of September 30, 2024, the value of the lease liability was $645,324. The City made principal and interest payments on the leases in fiscal year 2024 for $408,170. The City will continue to make principal and interest payments on leases through the fiscal year 2029. The estimated incremental borrowing rates range from 4.00% to 7.80%. The leases are amortized based on the term of the lease agreements which ranges from 36 months to 60 months and had remaining terms ranging from 9 to 60 months as of the beginning of the fiscal year. The value of the right-to-use assets for fiscal year 2024 was $1,354,543 and had accumulated amortization of $698,295.

The future principal and interest lease payments as of September 30, 2024 were as follows:

Fiscal Year Ended September 30,	Governmental Activities Leases Payable Principal	Interest
2025	$ 319,763	$ 29,712
2026	184,896	28,042
2027	103,523	29,908
2028	34,335	12,142
2029	2,807	1,254
	$ 645,324	$ 101,058

Interfund Transfers: Transfers between the primary government funds during the year were as follows:

Transfer in	Transfer out	Amount
General	Utility	$ 1,368,295
Nonmajor governmental	Utility	164,464
Nonmajor governmental	Angleton Better Living	1,421,494
Nonmajor governmental	Nonmajor governmental	457,186
		$ 3,411,439

Transfers to the general fund were subsidies for administrative expenditures and reimbursements for various payments by the utility fund. Transfers to and from the nonmajor governmental funds were related to amounts collected for restricted governmental expenditures. The transfers to the nonmajor governmental funds from the Angleton Better Living fund and utility fund were for projects related to restricted funds and debt service payments.

The composition of interfund balances as of year end is as follows:

Due to	Due from	Amount
General	Utility	831,466
		$ 831,466

The amounts recorded as due to/from are considered to be a temporary loan and will be repaid during the following year.

(Continued)

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Funds Equity: Funds restricted by enabling legislation are $188,740 related to hotel/motel tax, child safety, and municipal court security and technology.

Restricted Assets: The balances of the restricted cash accounts in the general fund and enterprise fund recognized by the City were as follows:

General fund		
Restricted for capital projects	$	55,809
Utility fund		
Restricted for capital projects		346,803
Deposits payable		421,603
	$	824,215

NOTE 4 - OTHER INFORMATION

Risk Management: The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the City participates along with more than 2,824 other entities in the Texas Municipal League's Intergovernmental Risk Pools (the "Pool"). The Pool purchases commercial insurance at group rates for participants in the Pool. The City has no additional risk or responsibility to the Pool, outside of the payment of insurance premiums. The City has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts for the past three years.

Contingent Liabilities: Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amounts of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends including frequency and amount of payouts, and other economic and social factors. No claim liabilities are reported at year end.

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

Pension Plan:

Texas Municipal Retirement System

Plan Description: The City participates as one of 934 plans in the defined benefit cash-balance plan administered by TMRS. TMRS is a statewide public retirement plan created by the State and administered in accordance with the Texas Government Code, Title 8, Subtitle G (the "TMRS Act") as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of TMRS with a six-member, Governor appointed Board of Trustees (the "Board"); however, TMRS is not fiscally dependent on the State. TMRS issues a publicly available annual comprehensive financial report that can be obtained at tmrs.com.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided: TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the member's benefit is calculated based on the sum of the member's contributions, with interest, and the City-financed monetary credits, with interest, and their age at retirement and other actuarial factors. The retiring member may select one of seven monthly payment options. Members may also choose to receive a portion of their benefit as a lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the total member contributions and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions for the City were as follows:

	2024	2023
Employee deposit rate	6.00%	6.00%
Matching ratio (City to employee)	2 to 1	2 to 1
Years required for vesting	5	5
Service requirement eligibility (expressed as age/yrs of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100% Repeating, Transfers	100% Repeating, Transfers
Annuity increase (to retirees)	70% of CPI	70% of CPI

Employees Covered by Benefit Terms: At the December 31, 2023 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	83
Inactive employees entitled to, but not yet receiving, benefits	139
Active employees	148
Total	370

NOTE 4 - OTHER INFORMATION (Continued)

Contributions: Member contribution rates in TMRS are either 5%, 6%, or 7% of the member's total compensation, and the City-matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal actuarial cost method. The City's contribution rate is based on the liabilities created from the benefit plan options selected by the City and any changes in benefits or actual experience over time.

Employees for the City were required to contribute 6% of their annual gross earnings during the fiscal year. The contribution rates for the City were 11.06% and 11.83% in calendar years 2023 and 2024, respectively. The City's contributions to TMRS for the fiscal year ended September 30, 2024 were $1,227,707 and were more than the required contributions.

Net Pension Liability: The City's Net Pension Liability (NPL) was measured as of December 31, 2023, and the Total Pension Liability (TPL) used to calculate the NPL was determined by an actuarial valuation as of that date.

Actuarial Assumptions: The TPL in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payment growth	2.75% per year, adjusted down for population declines, if any
Investment rate of return	6.75% net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender- Distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for active members, healthy retirees, and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied for males and females, respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018 to December 31, 2022. They were adopted in 2023 and first used in the December 31, 2023 actuarial valuation. The postretirement mortality assumption for the annuity purchase rates is based on the mortality experience investigation study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation, as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage.

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

The target allocation and best estimates of real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global public equity	35%	6.7%
Core fixed income	6%	4.7%
Non-core fixed income	20%	8.0%
Other public and private markets	12%	8.0%
Real estate	12%	7.6%
Hedge funds	5%	6.4%
Private equity	10%	11.6%
Total	100%	

Discount Rate: The discount rate used to measure the TPL was 6.75%. The projection of cash flows used to determine the discount rate assumed that member and employer contributions will be made at the rates specified in statute. Based on that assumption, TMRS's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the TPL.

Changes in the NPL

	Increase (Decrease)		
	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Changes for the year:			
Service cost	$ 1,342,325	$ -	$ 1,342,325
Interest	2,258,218	-	2,258,218
Changes in current period benefits	-	-	-
Difference between expected and actual experience	(374,885)	-	(374,885)
Changes in assumption	(270,468)	-	(270,468)
Contributions - employer	-	1,064,803	(1,064,803)
Contributions - employee	-	554,847	(554,847)
Net investment income	-	3,291,061	(3,291,061)
Benefit payments, including refunds of employee contributions	(1,591,344)	(1,591,344)	-
Administrative expense	-	(20,939)	20,939
Other changes	-	(146)	146
Net Changes	1,363,846	3,298,282	(1,934,436)
Balance at December 31, 2022	33,579,594	28,437,574	5,142,020
Balance at December 31, 2023	$ 34,943,440	$ 31,735,856	$ 3,207,584

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

Sensitivity of the NPL to Changes in the Discount Rate: The following presents the NPL of the City, calculated using the discount rate of 6.75%, as well as what the City's NPL would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Current Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's Net Pension Liability/(Asset)	$ 8,115,639	$ 3,207,584	$ (789,275)

Pension Plan Fiduciary Net Position: Detailed information about the TMRS fiduciary net position is available in the schedule of changes in fiduciary net position, by participating City. That report may be obtained at www.tmrs.com.

Pension Expense and Deferred Outflows/Deferred Inflows of Resources Related to Pensions: For the fiscal year ended September 30, 2024, the City recognized pension expense of $914,491.

At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Primary Government	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual economic experience	$ 284,002	$ 285,530
Changes in actuarial assumptions	-	189,246
Difference between projected and actual investment earnings	750,339	-
Contributions subsequent to the measurement date	971,498	-
Total	$ 2,005,839	$ 474,776

$971,498 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the NPL for the fiscal year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year ended September 30,	Pension Expense
2025	$ 180,524
2026	131,115
2027	522,234
2028	(274,308)
Total	$ 559,565

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

Texas Emergency Services Retirement System

Plan Description: The City participates in a cost-sharing multiple employer pension plan that has a special funding situation. The plan is administered by the TESRS and established and administered by the State to provide pension benefits for emergency services personnel who serve without significant monetary remuneration. At August 31, 2023, there were 241 contributing fire and/or emergency services department members participating in TESRS. Eligible participants include volunteer emergency services personnel who are members in good standing of a member department.

On August 31, 2023, the TESRS membership consisted of:

Retirees and beneficiaries currently receiving benefits	3,929
Terminated members entitled to benefits but not yet receiving them	1,689
Active participants (vested and nonvested)	3,343

Pension Plan Fiduciary Net Position: Detailed information about TESRS's fiduciary net position is available in a separately-issued Annual Comprehensive Financial Report that includes financial statements and Required Supplementary Information. TESRS issues a publicly available Annual Financial Report, which includes financial statements, notes, and Required Supplementary Information, and can be obtained at www.tesrs.org. The separately issued actuarial valuations that may be of interest are also available at the same link.

Benefits Provided: Senate Bill 411, 65th Legislature, Regular Session (1977), created TESRS and established the applicable benefit provisions. The 79th Legislature, Regular Session (2005), re-codified the provisions and gave the TESRS Board of Trustees (the "Board") authority to establish vesting requirements, contribution levels, benefit formulas, and eligibility requirements by Board rule. The benefit provisions include retirement benefits, as well as death and disability benefits. Members are 50% vested after the tenth year of service, with the vesting percentage increasing 10% for each of the next five years of service so that a member becomes 100% vested with 15 years of service.

Upon reaching age 55, each vested member may retire and receive a monthly pension equal to his vested percent multiplied by six times the governing body's average monthly contribution over the member's years of qualified service. For years of service in excess of 15 years, this monthly benefit is increased at the rate of 6.2% compounded annually. There is no provision for automatic postretirement benefit increases.

On-and off-duty death benefits and on-duty disability benefits are dependent on whether or not the member was engaged in the performance of duties at the time of death or disability. Death benefits include a lump sum amount or continuing monthly payments to a member's surviving spouse and dependent children.

Funding Policy: Contributions are made by governing bodies for the participating departments. No contributions are required from the individuals who are members of TESRS, nor are they allowed. The governing bodies of each participating department are required to make contributions for each month a member performs emergency services for a department (this minimum contribution is $36 per member and the department may make a higher monthly contribution for its members). This is referred to as a Part One contribution, which is the legacy portion of the TESRS contribution that directly impacts future retiree annuities.

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

The State is required to contribute an amount necessary to make TESRS "actuarially sound" each year, which may not exceed one-third of the total of all contributions made by participating governing bodies in a particular year.

The Board rule defining contributions was amended effective July 27, 2014 to add the potential for actuarially determined Part Two contributions that would be required only if the expected future annual contributions from the State are not enough with the Part One contributions to provide an adequate contribution arrangement as determined by the most recent actuarial valuation. This Part Two portion, which is actuarially determined as a percentage of the Part One portion (not to exceed 15%), is to be actuarially adjusted near the end of each even-numbered calendar year based on the most recent actuarial valuation. Based on the August 31, 2022 actuarial valuation, the Part Two contributions are not required for an adequate contribution arrangement.

Additional contributions may be made by governing bodies within two years of joining TESRS to grant up to 15 years of credit for service per member. Prior service purchased must have occurred before the department began participation in TESRS.

Ultimately, the contribution policy also depends upon the total return of the System's assets, which varies from year to year. Investment policy decisions are established and maintained by the board of trustees. For the year ending August 31, 2023, the money-weighted rate of return on pension plan investments was 5.68%. This measurement of the investment performance is net of investment-related expenses, reflecting the effect of the timing of the contributions received and the benefits paid during the year.

Contributions: The contribution requirement per active emergency services personnel member per month is not actuarially determined. Rather, the minimum contribution provisions were set by Board rule, and there is no maximum contribution rate. For the fiscal year ending August 31, 2023, total contributions (dues, prior service, and interest on prior service financing) of $81,182 were paid by the City. The State appropriated $1,262,763 for the fiscal year ending August 31, 2023 to TESRS as a whole.

Actuarial Assumptions: The TPL in the August 31, 2022 actuarial valuation was determined using the following actuarial assumptions:

Actuarial valuation date	August 31, 2022
Actuarial cost method	Entry age
Amortization method	Level dollar, open
Amortization period	30 years
Asset valuation method	Market value smoothed by a 5-year deferred recognition method with a 80%/120% corridor on market value
Actuarial assumptions:	
Investment rate of return*	7.50%
Projected salary increases	N/A
*Includes inflation at	3.00%
Cost-of-living adjustments	None

NOTE 4 - OTHER INFORMATION (Continued)

Mortality rates were based on the PubS-2010 (public safety) below-median income mortality tables for employees and for retirees, projected for mortality improvement generationally using projected scale MP-2019. The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future net real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These components are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage (currently 4.61%) and by adding expected inflation (3.00%). In addition, the final 7.50% assumption was selected by rounding down.

The target allocation and expected arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Equities		
Large cap domestic	20%	5.83%
Small/mid cap domestic	10%	5.94%
Developed international	15%	6.17%
Emerging markets	5%	7.36%
Global infrastructure	5%	6.61%
Real estate	10%	4.48%
Mutual asset income	5%	3.86%
Fixed income	30%	1.95%
Total	100.00%	
Weighted average		4.61%

Discount Rate: The discount rate used to measure the TPL was 7.50%. No projection of cash flows was used to determine the discount rate because the August 31, 2023 actuarial valuation showed that expected contributions would pay the normal cost and amortize the unfunded actuarial accrued liability in 30 years using the conservative level dollar amortization method. Because of the 30-year amortization period with the conservative amortization method and with a lower value of assets, the TESRS fiduciary net position is expected to be available to make all projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the TPL.

Sensitivity of the NPL to Changes in the Discount Rate: The following presents the NPL of the City, calculated using the discount rate of 6.50%, as well as what the City's NPL would be if it were calculated using a discount rate that is one percentage point lower (5.50%) or one percentage point higher (7.50%) than the current rate:

	1% Decrease in Discount Rate (5.50%)	Current Discount Rate Rate (6.50%)	1% Increase in Discount Rate (7.50%)
City's proportinate share of the net pensions liability	$ 1,142,135	$ 737,612	$ 409,501

NOTE 4 - OTHER INFORMATION (Continued)

Pension Expense and Deferred Outflows/Deferred Inflows of Resources Related to Pensions: At September 30, 2024, the City reported a liability of $737,612 for its proportionate share of TESRS NPL. The amount recognized by the City as its proportionate share of the NPL, the related State support, and the total portion of the NPL that was associated with the City were as follows:

City's proportinate share of the net pensions liability/(asset)	$	737,612
State's proportinate share that is associated with the City*		195,495
	$	933,107

*Calculated using the City\s proportionate share of contributions multiplied by the State's share of the collective net pension liability.

The TPL used to calculate the NPL was determined by an actuarial valuation as of August 31, 2022, which was rolled forward to a measurement date of August 31, 2023. GASB Statement No. 68, Accounting and Financial Reporting for Pensions (GASB 68) requires the NPL to be measured as of a date no earlier than the end of the employer's prior fiscal year. TESRS did not roll forward (nor did they provide the necessary information for the participants to roll forward) the NPL to be measured as of a date no earlier than the end of the City's prior fiscal year. While the City acknowledges that the measurement date does not fall within this 12-month period, the City elected to honor the conservatism principle and report a NPL measured as of August 31, 2023. The City used the assumption that any differences in the NPL measured as of August 31, 2023 versus September 30, 2023 would be immaterial. The employer's proportion of the NPL was based on the employer's contributions to TESRS relative to the contributions of all employers to TESRS for the period September 1, 2022 through August 31, 2023.

At August 31, 2024, the City's proportion of the collective NPL was 1.704%, which was an increase of 0.662% from its proportion measured as of August 31, 2023. There were no changes in assumptions or other inputs that affected measurement of the TPL during the measurement period.

There were no changes of benefit terms that affected measurement of the TPL during the measurement period.

For the measurement year ended August 31, 2023, the City recognized pension expense of $174,531. On-behalf revenues and expenses were immaterial and not recognized by the City.

At August 31, 2023, the City reported its proportionate share of the TESRS's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

		Deferred Outflows of Resources		Deferred Inflows of Resources
Differences between projected and actual investment earnings	$	220,683	$	-
Changes in assumptions		-		1,423
Difference between expected and actual economic experience		10,772		-
Contributions paid to TESRS subsequent to the measurement date		31,734		-
Total	$	263,189	$	1,423

(Continued)

NOTE 4 – OTHER INFORMATION (Continued)

The net amounts of the City's balances of deferred outflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year ended September 30,	Pension Expense
2025	$ 57,860
2026	60,081
2027	104,551
2028	7,540
Total	$ 230,032

Aggregate Pension: The aggregate amounts of pension expense, NPL, deferred outflows, and deferred inflows for the TMRS and TESRS pension plans were $1,089,022, $3,945,196, $2,269,028, and $476,199.

Other Postemployment Benefits:

TMRS Supplemental Death Benefit

Plan Description: The City participates in an OPEB plan administered by TMRS. TMRS administers the defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. Employers may terminate coverage under, and discontinue participation in, the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The member city contributes to the SDBF at a contractually required rate (based on the covered payroll of employee members) as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees' entire careers. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, [*Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*] (GASB 75). As such, the SDBF is considered to be a single-employer unfunded OPEB defined benefit plan with benefit payments treated as being equal to the employer's yearly contributions for retirees.

The contributions to the SDBF are pooled for investment purposes with those of the Pension Trust Fund (PTF). The SDBF's funding policy assures that adequate resources are available to meet all death benefit payments for the upcoming year. The SDBF is a pay-as-you-go fund, and any excess contributions are available for future SDBF benefits.

Benefits: The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an OPEB and is a fixed amount of $7,500. As the SDBF covers both active and retiree participants with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e., no assets are accumulated).

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

Participation in the SDBF as of December 31, 2023 is summarized below:

Inactive employees or beneficiaries currently receiving benefits	56
Inactive employees entitled to, but not yet receiving benefits	27
Active employees	148
Total	231

Total OPEB Liability: The City's total OPEB liability of $359,866 was measured as of December 31, 2023 and was determined by an actuarial valuation as of that date.

Actuarial Assumptions and Other Inputs: The total OPEB liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions and other inputs applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50% per year
Salary increases	3.60% to 11.85% including inflation
Discount rate*	3.77%
Administrative expenses	All administrative expenses are paid through the PTF and accounted for under reporting requirements of GASB Statement No. 68.
Mortality rates-service retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent scale MP-2021 (with intermediate convergence).
Mortality rates-disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4-year set forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the floor.

*The discount rate is based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2023.

The actuarial assumptions used in the December 31, 2023 valuation were based on the results of an actuarial experience study for the period December 31, 2022.

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

Changes in the Total OPEB Liability

	Total OPEB Liability
Changes for the year:	
Service cost	$ 24,943
Interest	13,491
Difference between expected and actual experience	(11,751)
Changes of assumptions	18,553
Benefit payments *	(12,010)
Net changes	33,226
Beginning balance	326,640
Ending balance	$ 359,866

*Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the City's yearly contributions for retirees.

The discount rate decreased from 4.05% as of December 31, 2022 to 3.77% as of December 31, 2023. There were no other changes of assumptions or other inputs that affected measurement of the total OPEB liability during the measurement period.

There were no changes of benefit terms that affected measurement of the total OPEB liability during the measurement period.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate: The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current discount rate:

	1% Decrease in Discount Rate (2.77%)	Discount Rate (3.77%)	1% Increase in Discount Rate (4.77%)
City's total OPEB liability	$ 434,281	$ 359,866	$ 302,804

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB: For the fiscal year ended September 30, 2024, the City recognized TMRS OPEB expense of $20,711.

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 995	$ 31,635
Changes in assumptions	43,923	109,106
Contributions subsequent to the measurement date	9,058	-
Total	$ 53,976	$ 140,741

$9,058 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability for the fiscal year ending September 30, 2025.

Amounts reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year ended September 30,	OPEB Expense Amount
2025	$ (17,474)
2026	(36,729)
2027	(39,448)
2028	(2,335)
2029	163
Total	$ (95,823)

Deferred Compensation Plan: The City offers its employees a deferred compensation plan (the “Plan”) created in accordance with Internal Revenue Code Section 457. The Plan, available to all City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. The Plan’s trust arrangements are established to protect deferred compensation amounts of employees under the Plan from any other use than intended under the Plan (eventual payment to employees deferring the compensation) in accordance with federal tax laws. Amounts of compensation deferred by employees under Plan provisions are disbursed monthly by the City to a third-party administrator. The third-party administrator handles all funds in the Plan and makes investment decisions and disburses funds to employees in accordance with Plan provisions.

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

Tax Abatements:

Chapter 380 Economic Development Agreement

Chapter 380 of the Texas Local Government Code, *Miscellaneous Provisions Relating to Municipal Planning and Development*, provides the authority to the governing body of a municipality to establish and provide for the administration of one or more programs to promote state or local economic development and to stimulate business and commercial activity in the municipality.

Dees Properties, LLC 380 Agreement - On October 8, 2019, City Council approved a community development program agreement (the "Agreement") with Dees Properties LLC (the "Business") for the restoration and preservation of the Bowman Building located at 116 North Velasco (the "Building"). The City agreed to the following:

Each Agreement provides for recapture in the event of material breach. The following summarizes the current Agreement:

- Provide a 5-year refund equal to 50% of the property and sales taxes or until the property and sales taxes rebate imposed and received by the City reaches a combined total of $300,000, whichever comes first.
- This Agreement shall remain in effect until the expiration of the 5-year period and may be extended for an additional period on terms mutually accepted by both parties.
- In the event this Agreement is terminated, or the Building is sold by the Business to another party other than City, before the fifth anniversary of the signing of this Agreement, the Business shall repay the total amount of the grant received up to the date of sale or termination.

The Business agreed to the following:

- Revitalize the Building.
- Add taxable improvements to the real property.
- Create employment opportunities.

No taxes were refunded during fiscal year 2024.

NOTE 4 - OTHER INFORMATION (Continued)

Public Improvement Districts:

The City of Angleton (the "City") is authorized pursuant to Tex. Local Gov't Code, Ch. 372, as amended ("Chapter 372") to create public improvement districts and to levy and collect an assessment. The purpose of the districts is to finance the actual costs of authorized improvements that confer a special benefit to property owners within the districts.

Green Trails Public Improvement District - The City approved the creation of the Green Trails Public Improvement District (PID) under the provisions of Chapter 372. Effective August 10, 2019, the City entered into a Reimbursement Agreement (the "Agreement") with Angleton Green Trails, LLC, (the "Developer") in which the Developer agreed to fund and construct certain infrastructure projects, and the City agrees to reimburse the Developer for those costs paid solely from the revenue collected by the City from levy assessments on all benefitted property located within the PID. On January 26, 2021, the City approved an assignment and sale agreement between Angleton Green Trails, LLC and Texas PID Financing I, LLC. The estimated reimbursable obligation is $1,049,930, which includes estimated financing costs of $336,488, is secured by assessments to be paid by the applicable property owners within the PID pursuant to the Agreement. Any unpaid balance shall bear simple interest at the rate of 4.00%. The maturity date is the earlier date of (1) January 1 of the year following the date the last assessment payment has been made in accordance with the PID Service and Assessment Plan and Assessment Roll(s) which is based on 20 years, or (2) until the Developer is paid in full in accordance with the terms of the Agreement. The obligation of the City for the PID Agreement balance is payable solely from the assessments collected. No other City funds, revenue, taxes, income, or property shall be used even if the PID Agreement balance is not paid in full by the maturity date. In fiscal year 2024, the City collected assessments of $80,540 and made distributions to the developer of $67,349.

Riverwood Ranch Public Improvement District - The City authorized the creation of the Riverwood Ranch Public Improvement District (PID) under the provisions of Chapter 372. The City also passed and approved an ordinance authorizing the creation of the Tax Increment Reinvestment Zone Number 2, Riverwood Ranch TIRZ (TIRZ). Effective July 14, 2020, the City entered into a Reimbursement Agreement (the "Agreement") with Riverway Capital Partners, L.L.C. (the "Developer") in which the Developer agreed to fund and construct certain infrastructure projects, and the City agrees to reimburse the Developer for those costs. PID Bonds are anticipated to be issued following the completion of 25% of homes within Improvement Area #1 of the PID according to the Agreement. The Improvement Area #1 reimbursement obligation shall not to exceed $5,180,000 payable from Improvement Area #1 levy assessments on all benefitted property located within the PID, excluding any payments from the net proceeds of PID Bonds. It is intended that a portion of the TIRZ increment receipts generated from each assessed property will be used to offset a portion of the property's assessment amount. Any unpaid balance shall bear simple interest at the rate of 4.00%. In fiscal year 2024, the City collected assessments of $328,708 and made distributions to the developer of $303,468.

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

Kiber Reserve Public Improvement District - The City approved the creation of the Kiber Reserve Public Improvement District Number 2 under the provisions of Chapter 372. Effective October 12, 2021, the City entered into a Reimbursement Agreement (the "Agreement") with Waterstone Development Group, LLC, (the "Developer") in which the Developer agreed to fund and construct certain infrastructure projects, and the City agrees to reimburse the Developer for those costs paid solely from the revenue collected by the City from levy assessments on all benefitted property located within the PID. The reimbursable obligation is $1,780,000 secured by assessments to be paid by the applicable property owners within the PID pursuant to the Agreement. Any unpaid balance shall bear simple interest at the rate of 4.04%. The first annual installment was due on January 31, 2023. The maturity date is the earlier date of (1) 35 years from the effective date of the Agreement, or (2) until the Developer is paid in full in accordance with the terms of the Agreement. The obligation of the City for the PID Agreement balance is payable solely from the assessments collected. No other City funds, revenue, taxes, income, or property shall be used even if the PID Agreement balance is not paid in full by the maturity date. In fiscal year 2024, the City collected assessments of $124,094 and made distributions to the developer of $103,469.

Greystone Public Improvement District - The City approved the creation of the City of Angleton Greystone Public Improvement District (the "PID") under the provisions of Chapter 372. Effective January 25, 2022, the City entered into a Reimbursement Agreement (the "Agreement") with Greystone Angleton, LLC (the "Developer"), in which the Developer agreed to fund and construct certain infrastructure projects, and the City agrees to reimburse the Developer for those costs paid solely from the revenue collected by the City from levy assessments on all benefitted property located within the PID. The reimbursable obligation is $1,842,530 secured by assessments to be paid by the applicable property owners within the PID pursuant to the Agreement. Any unpaid balance shall bear simple interest at the rate of 3.99%. The First annual installment is due on 1/31/23. The maturity date is the earlier date of (1) 32 years from the effective date of the Agreement, or (2) until the Developer is paid in full in accordance with the terms of the Agreement. The obligation of the City for the PID Agreement balance is payable solely from the assessment revenue collected. No other City funds, revenue, taxes, income, or property shall be used even if the PID Agreement balance is not paid in full by the maturity date. In fiscal year 2024, the City collected assessments of $117,446 and made distributions to the developer of $95,010.

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

Austin Colony Public Improvement District - The City approved the creation of the Austin Colony Public Improvement District (PID) under the provisions of Chapter 372. Effective June 14, 2022, the City entered into a Reimbursement Agreement (the "Agreement") with Tejas-Angleton Development, L.L.C., ("Developer") in which the Developer agreed to fund and construct certain infrastructure projects, and the City agrees to reimburse the Developer for those costs. Upon satisfaction of the conditions and in accordance with the terms set forth in the Agreement, the City intends to levy assessments on all benefitted property located within the PID and issue PID bonds for the reimbursement to the Developer. The reimbursement to the Developer shall be solely from the installment payments of assessments and/or proceeds of the PID bonds and the City shall never be responsible for the payment of the public improvements or the PID bonds from its general fund or its ad valorem tax collections, past or future or any other source of City revenue or any assets of the City of whatsoever. Assessments shall be structured to be amortized over 30 years, including interest. The total amount of reimbursement to the Developer from any source, including the proceeds of PID bonds, or assessment revenues shall be no more than $31,250,000. This Agreement shall terminate upon the earlier of: (i) the expiration of the assessments levied to reimburse the Public Improvements, (ii) (a) the date on which the City and the Developer discharge all of their obligations, and (b) all PID bond proceeds or assessment revenues pursuant to a reimbursement agreement have been expended for reimbursement of all of the public improvements and the Developer has been reimbursed for all completed and accepted public improvements. The Developer has six years to complete the project from the date of issuance of the first building permit in the project.

Subsequent Events: In October 2024, the City issued its Emergency Note, Series 2024 (the "Emergency Note"), in the principal amount of $4,063,000. Proceeds from the issuance are designated to fund emergency debris removal and related recovery efforts. The Emergency Note is secured by a pledge of ad valorem taxes and a limited pledge of net revenues from the City's water and sewer system. The Note is subject to optional redemption prior to maturity. Annual principal payments of $400,000 begin on August 15, 2025, with the remaining principal due on August 15, 2029.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
GENERAL FUND
For the year ended September 30, 2024

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)	
Revenues					
Property taxes	$ 8,027,728	$ 8,027,728	$ 7,935,342	$ (92,386)	
Franchise fees and local taxes	735,000	735,000	771,116	36,116	
Sales taxes	4,457,731	4,457,731	4,232,594	(225,137)	
Industrial district agreement	104,000	104,000	59,143	(44,857)	
Permits, licenses, and fees	786,300	645,300	645,948	648	
Fines and forfeitures	705,700	705,700	591,895	(113,805)	
Charges for services	2,396,592	2,396,592	2,688,904	292,312	
Intergovernmental	42,000	42,000	45,306	3,306	
Investment revenue	35,001	35,001	73,935	38,934	
Miscellaneous revenue	189,500	189,500	334,776	145,276	
Total revenues	17,479,552	17,338,552	17,378,959	40,407	
Expenditures					
General administration:					
Administrative	5,057,367	4,657,665	5,111,167	(453,502)	*
Buildings	257,522	216,039	100,255	115,784	
Total general administration	5,314,889	4,873,704	5,211,422	(337,718)	
Financial administration:					
Tax collection	57,037	57,037	59,948	(2,911)	*
Finance and accounting	523,934	558,934	627,560	(68,626)	*
Total financial administration	580,971	615,971	687,508	(71,537)	
Public safety:					
Municipal court	530,078	530,078	502,887	27,191	
Police department	5,543,486	5,628,176	5,580,705	47,471	
Animal control	405,179	405,179	385,084	20,095	
Fire department	1,042,936	1,040,047	925,623	114,424	
Emergency management	136,869	314,641	303,749	10,892	
Code enforcement	1,023,958	1,023,958	936,612	87,346	
Total public safety	8,682,506	8,942,079	8,634,660	307,419	
Community services:					
Information technology	498,502	498,502	516,991	(18,489)	*
Parks and recreation	1,637,482	1,695,285	1,636,268	59,017	
Public works	1,784,010	1,761,573	1,523,667	237,906	
Maintenance	-	66,500	94,672	(28,172)	*
Total community services	3,919,994	4,021,860	3,771,598	250,262	

(Continued)

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
GENERAL FUND
For the year ended September 30, 2024

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Economic development	$ 276,193	$ 276,193	$ 248,816	$ 27,377
Capital outlay	184,907	184,907	184,907	-
Debt Service:				
Principal	450,438	450,438	450,438	-
Interest	33,218	33,218	33,218	-
Total debt service	483,656	483,656	483,656	-
Total expenditures	19,443,116	19,398,370	19,222,567	175,803
Excess (deficiency) of revenues over (under) expenditures	(1,963,564)	(2,059,818)	(1,843,608)	216,210
Other financing sources (uses)				
Transfers in	1,654,421	1,368,295	1,368,295	-
Lease proceeds	184,907	184,907	184,907	-
Total other financing sources	1,839,328	1,553,202	1,553,202	-
Net change in fund balance	$ (124,236)	$ (506,616)	(290,406)	$ 216,210
Beginning fund balance			3,261,606	
Ending fund balance			$ 2,971,200	

Notes to Required Supplementary Information:
1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).
2. *Expenditures exceeded appropriations at the legal level of control.

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
ANGLETON BETTER LIVING FUND
For the year ended September 30, 2024

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Sales tax	$ 2,014,446	$ 2,014,446	$ 2,116,297	$ 101,851
Intergovernmental	45,426	45,426	41,489	(3,937)
Investment revenue	2,538	2,538	118,900	116,362
Miscellaneous revenue	-	-	5,016	5,016
Total revenues	2,062,410	2,062,410	2,281,702	219,292
Expenditures				
Current:				
General administration	757,516	647,967	730,970	(83,003) *
Capital outlay	177,778	177,778	177,778	-
Debt Service:				
Debt issuance costs	121,653	121,653	121,653	-
Total expenditures	1,056,947	947,398	1,030,401	(83,003)
Excess (deficiency) of revenues over (under) expenditures	1,005,463	1,115,012	1,251,301	136,289
Other financing sources (uses)				
Issuance of debt	3,750,000	3,750,000	3,750,000	-
Premium from issuance of debt	372,287	372,287	372,287	-
Transfers (out)	(1,350,160)	(1,421,494)	(1,421,494)	-
Total other financing sources (uses)	2,772,127	2,700,793	2,700,793	-
Net change in fund balance	$ 3,777,590	$ 3,815,805	3,952,094	$ 136,289
Beginning fund balance			708,228	
Ending fund balance			$ 4,660,322	

Notes to Required Supplementary Information:
1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).
2. *Expenditures exceeded appropriations at the legal level of control.

CITY OF ANGLETON, TEXAS
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS –
TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS)
For the year ended

	Measurement Year									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total pension liability										
Service cost	$ 1,342,325	$ 1,218,013	$ 1,123,767	$ 1,065,898	$ 967,612	$ 875,925	$ 842,374	$ 785,512	$ 791,844	$ 698,595
Interest (on the total pension liability)	2,258,218	2,087,752	1,995,111	1,913,148	1,810,253	1,741,013	1,651,811	1,584,707	1,562,646	1,507,813
Changes of benefit terms		-	-	-	-	-	(42,824)	-	-	-
Difference between expected and actual experience	(374,885)	684,002	(143,337)	(75,064)	56,625	(372,360)	(85,571)	(252,182)	(165,121)	(436,428)
Change of assumptions	(270,468)	-	-	-	121,586	-	-	-	137,692	-
Benefit payments, including refunds of employee contributions	(1,591,344)	(1,461,661)	(1,838,738)	(1,598,568)	(1,363,110)	(1,166,182)	(1,041,573)	(1,177,455)	(1,163,080)	(903,465)
Net change in total pension liability	1,363,846	2,528,106	1,136,803	1,305,414	1,592,966	1,078,396	1,324,217	940,582	1,163,981	866,515
Beginning total pension liability	33,579,594	31,051,488	29,914,685	28,609,271	27,016,305	25,937,909	24,613,692	23,673,110	22,509,129	21,642,614
Ending total pension liability	$ 34,943,440	$ 33,579,594	$ 31,051,488	$ 29,914,685	$ 28,609,271	$ 27,016,305	$ 25,937,909	$ 24,613,692	$ 23,673,110	$ 22,509,129
Plan fiduciary net position										
Contributions - employer	$ 1,064,803	$ 993,207	$ 963,477	$ 904,937	$ 822,437	$ 754,235	$ 729,850	$ 687,899	$ 730,615	$ 660,722
Contributions - employee	554,847	511,150	479,819	445,051	399,564	361,455	368,923	346,549	353,239	323,355
Net investment income	3,291,061	(2,235,173)	3,579,795	1,955,933	3,472,078	(695,480)	2,820,968	1,298,516	28,450	1,039,581
Benefit payments, including refunds of employee contributions	(1,591,344)	(1,461,661)	(1,838,738)	(1,598,568)	(1,363,110)	(1,166,182)	(1,041,573)	(1,177,455)	(1,163,080)	(903,465)
Administrative expense	(20,939)	(19,346)	(16,563)	(12,655)	(19,614)	(13,439)	(14,617)	(14,663)	(17,328)	(10,853)
Other	(146)	23,085	114	(493)	(589)	(702)	(742)	(790)	(856)	(892)
Net change in plan fiduciary net position	3,298,282	(2,188,738)	3,167,904	1,694,205	3,310,766	(760,113)	2,862,809	1,140,056	(68,960)	1,108,448
Beginning plan fiduciary net position	28,437,574	30,626,312	27,458,408	25,764,203	22,453,437	23,213,550	20,350,741	19,210,685	19,279,645	18,171,197
Ending Plan Fiduciary Net Position	$ 31,735,856	$ 28,437,574	$ 30,626,312	$ 27,458,408	$ 25,764,203	$ 22,453,437	$ 23,213,550	$ 20,350,741	$ 19,210,685	$ 19,279,645
Net Pension Liability	$ 3,207,584	$ 5,142,020	$ 425,176	$ 2,456,277	$ 2,845,068	$ 4,562,868	$ 2,724,359	$ 4,262,951	$ 4,462,425	$ 3,229,484
Plan fiduciary net position as a percentage of total pension liability	90.82%	84.69%	98.63%	91.79%	90.06%	83.11%	89.50%	82.68%	81.15%	85.65%
Covered Payroll	$ 9,238,302	$ 8,517,573	$ 7,831,130	$ 7,417,525	$ 6,659,408	$ 6,024,244	$ 6,148,715	$ 5,775,821	$ 5,887,320	$ 5,389,248
Net pension liability as a percentage of covered payroll	34.72%	60.37%	5.43%	33.11%	42.72%	75.74%	44.31%	73.81%	75.80%	59.92%

CITY OF ANGLETON, TEXAS
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
TEXAS EMERGENCY SERVICES RETIREMENT SYSTEM (TESRS)
For the year ended

	Measurement Year*									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
City's proportion of the net pension liability	1.70%	1.04%	0.69%	0.66%	0.39%	0.32%	0.35%	0.41%	0.43%	0.45%
City's proportionate share of the net pension liability	$ 737,612	$ 427,533	$ 73,499	$ 167,148	$ 109,697	$ 69,065	$ 84,966	$ 120,165	$ 114,150	$ 82,146
State's proportionate share of the net pension liability	195,495	110,979	20,348	47,649	32,539	19,168	27,824	41,542	39,568	27,613
Total	$ 933,107	$ 538,512	$ 93,847	$ 214,797	$ 142,236	$ 88,233	$ 112,790	$ 161,707	$ 153,718	$ 109,759
Number of active members*	35	31	26	28	27	37	40	32	34	34
City's net pension liability per active member	$ 21,075	$ 13,791	$ 2,827	$ 5,970	$ 4,063	$ 1,846	$ 2,102	$ 3,815	$ 3,391	$ 2,416
Plan fiduciary net position as a percentage of the total pension liability	74.60%	75.20%	93.10%	83.20%	80.20%	84.26%	81.40%	76.30%	76.90%	83.50%

**There is no compensation for active members. Number of active members is used instead.

Notes to Required Supplementary Information:

1. *Changes in benefit terms*

   There were no changes of benefit terms that affected measurement of the total pension liability (TPL) during the measurement period.

2. *Changes in assumptions*

   There were no changes of assumptions or other inputs that affected measurement of the TPL during the measurement period.

CITY OF ANGLETON, TEXAS
SCHEDULE OF CONTRIBUTIONS –
TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS)
For the year ended

	Fiscal Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	$ 1,219,501	$ 1,029,949	$ 963,669	$ 975,404	$ 887,773	$ 808,099	$ 735,614	$ 727,148	$ 693,433	$ 687,403
Contributions in relation to the actuarially determined contribution	1,227,707	1,063,493	963,669	975,404	887,773	808,099	735,614	727,148	693,433	687,403
Contribution deficiency (excess)	$ (8,206)	$ (33,544)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 10,452,930	$ 9,194,416	$ 8,203,999	$ 8,067,011	$ 7,249,082	$ 6,519,525	$ 5,961,986	$ 6,120,417	$ 5,754,427	$ 5,554,619
Contributions as a percentage of covered payroll	11.75%	11.57%	11.75%	12.09%	12.25%	12.40%	12.34%	11.88%	12.05%	12.38%

Notes to Required Supplementary Information:

1. Valuation Date: Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

3. Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	22 years
Asset valuation method	10 year smoothed market; 12% soft corridor
Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Investment rate of return	6.75%
Retirement age	Experience-based table of rates that vary by age. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

3. Other Information: There were no benefit changes during this year.

CITY OF ANGLETON, TEXAS
SCHEDULE OF CONTRIBUTUIONS –
TEXAS EMERGENCY SERVICES RETIREMENT SYSTEM (TESRS)
For the year ended

	Fiscal Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually required contribution	$ 31,734	$ 81,182	$ 50,685	$ 33,095	$ 31,318	$ 24,996	$ 22,453	$ 24,255	$ 18,900	$ 20,200
Contributions in relation to the contractually required contribution	31,734	81,182	50,685	33,095	31,318	24,996	22,453	24,255	18,900	20,200
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Number of active members*	30	41	26	28	26	42	37	40	36	34
Contributions per active member	$ 1,058	$ 1,958	$ 1,949	$ 1,182	$ 1,205	$ 595	$ 607	$ 606	$ 525	$ 594

*There is no compensation for active members. Number of active members is used instead.

CITY OF ANGLETON, TEXAS
SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY AND RELATED RATIOS –
TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS)
For the year ended

	Measurement Year*						
	2023	2022	2021	2020	2019	2018	2017
Total OPEB liability							
Service cost	$ 24,943	$ 28,960	$ 28,975	$ 21,511	$ 15,983	$ 16,265	$ 14,142
Interest (on the total pension liability)	13,491	9,482	9,645	10,495	10,873	10,069	9,793
Difference between expected and actual experience	(11,751)	(27,817)	(12,738)	4,511	(2,124)	(13,650)	-
Changes of assumptions	18,553	(179,726)	17,392	66,967	63,878	(20,830)	23,154
Benefit payments **	(12,010)	(10,221)	(10,180)	(2,967)	(2,664)	(3,012)	(3,074)
Net change in total OPEB liability	33,226	(179,322)	33,094	100,517	85,946	(11,158)	44,015
Beginning total OPEB liability	326,640	505,962	472,868	372,351	286,405	297,563	253,548
Ending total OPEB liability	$ 359,866	$ 326,640	$ 505,962	$ 472,868	$ 372,351	$ 286,405	$ 297,563
Covered-employee payroll	$ 9,238,302	$ 8,517,573	$ 7,831,130	$ 7,417,525	$ 6,659,408	$ 6,024,244	$ 6,148,715
Total OPEB liability as a percentage of covered-employee payroll	3.90%	3.83%	6.46%	6.38%	5.59%	4.75%	4.84%

*Only seven years of information is currently available. The City will build this schedule over the next three-year period.
** Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

(Continued)

CITY OF ANGLETON, TEXAS
SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY AND RELATED RATIOS –
TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS)
For the year ended

Notes to Required Supplementary Information:

1. Valuation Date: Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

2. Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Entry age normal
Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Discount rate	3.77%
Administrative expenses	All administrative expenses are paid through the PTF and accounted for under reporting requirements under GASB 68.
Mortality – service retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Mortality – disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by the most recent Scale MP 2021 with immediate convergence) to account for future mortality improvements subject to the floor.

1. Other Information:
   No assets are accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the pension/OPEB plan.
   The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2023.
   There were no benefit changes during the year.

COMBINING STATEMENTS AND SCHEDULES

NONMAJOR GOVERNMENTAL FUNDS

Debt Service Fund

Debt Service Fund – To account for the payment of interest and principal on general obligation bonds and other long-term debt of the City with the primary source of revenue from levied property taxes.

Special Revenue Funds

America Rescue Program Act (ARPA) Grants Fund – Grant funding and expenditures for the ARPA Grant.

Hotel/Motel Fund - Hotel tax revenue from local hotels.

Child Safety Fund - Collection and disbursement of money used for child safety programs.

Municipal Court Technology Fund - Collection and disbursement of money used for court technology.

Municipal Court Building Security Fund - Collection and disbursement of money used for court security.

GLO Grant Fund - Revenue and expenses for General Land Office (GLO) grant.

TxDOT Grant Fund - Revenue and expenses for Texas Department of Transportation (TxDOT) grant.

Keep Angleton Beautiful Fund - Donations to clean up and landscape across the City.

Angleton Act Center Fund - Revenues and expenditures for the recreation center.

TIRZ #1 Fund - Property tax funds that will be utilized for certain infrastructure costs.

TIRZ #2 Fund - Property tax funds that will be utilized for certain infrastructure costs.

OBJ Police Grant Fund - Office of Byrne Memorial Justice assistance program grant designated for body worn cameras.

Police Donation Fund - Money donated to the police department for special purposes.

Fire Department ESD Fund - Contract with the County fire department.

A/C Donations Fund - Donations for the animal control.

Drug Confiscation Fund - Police seizure and buy account.

Traffic Enforcement Fund - Revenue and expenses for Selective Traffic Enforcement Program (STEP) grant.

Developer Deposit Fund - To account for the developers deposit and capital projects activities.

911 Recorder Grant - Revenue and expenses for General Land Office (GLO) grant.

Riverwood PID - To account for public improvement district activities.

Emergency Berly Grant Fund - Revenue and expenses for disaster recovery from the Beryl storm.

Green Trails PID - To account for public improvement district activities.

Greystone PID - To account for public improvement district activities.

Kiber Reserve PID - To account for public improvement district activities.

Capital Projects Funds

Law Enforcement Loan - To account for loan proceeds related to police department hardware/software.

Street Fund - Capital improvements for City streets.

C.O. Series 2018 - Capital improvements for City streets.

City-Wide Capital Projects Fund - Capital improvements for the City.

CITY OF ANGLETON, TEXAS
COMBINING BALANCE SHEET –
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	Special Revenue Funds				
	(Formerly Major) Debt Service Fund	(Formerly Major) ARPA Grants	Hotel/ Motel	Child Safety	Municipal Court Technology
ASSETS					
Cash and cash equivalents	$ 464,627	$ 162,165	$ 29,126	$ 16,563	$ 22,745
Investments	-	-	-	-	-
Receivables, net	24,205	-	85,435	-	-
Due from other governments	-	-	-	-	-
Total assets	$ 488,832	$ 162,165	$ 114,561	$ 16,563	$ 22,745
LIABILITIES					
Accounts payable and accrued liabilities	$ -	$ -	$ 14,555	$ -	$ -
Unearned revenue	-	161,687	-	-	-
Total liabilities	-	161,687	14,555	-	-
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - property taxes	24,205	-	-	-	-
Total deferred inflows of resources	24,205	-	-	-	-
FUND BALANCES					
Restricted for					
Debt service	464,627	-	-	-	-
Economic development	-	-	100,006	-	-
Special projects	-	478	-	16,563	22,745
Capital projects	-	-	-	-	-
Total fund balances	464,627	478	100,006	16,563	22,745
Total liabilities, deferred inflows of resources, and fund balances	$ 488,832	$ 162,165	$ 114,561	$ 16,563	$ 22,745

(Continued)

CITY OF ANGLETON, TEXAS
COMBINING BALANCE SHEET –
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	Special Revenue Funds				
	Municipal Court Building Security	GLO Grant	TxDOT Grant	Keep Angleton Beautiful	Angleton Act Center
ASSETS					
Cash and cash equivalents	$ 49,426	$ 4,165	$ 4,799	$ 69,697	$ 672,116
Investments	-	-	-	-	-
Receivables, net	-	-	-	4,287	-
Due from other governments	-	2,243	-	-	-
Total assets	$ 49,426	$ 6,408	$ 4,799	$ 73,984	$ 672,116
LIABILITIES					
Accounts payable and accrued liabilities	$ -	$ -	$ -	$ -	$ 52,511
Unearned revenue	-	-	-	-	-
Total liabilities	-	-	-	-	52,511
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - property taxes	-	-	-	-	-
Total deferred inflows of resources	-	-	-	-	-
FUND BALANCES					
Restricted for					
Debt service	-	-	-	-	-
Economic development	-	-	-	-	619,605
Special projects	49,426	6,408	4,799	73,984	-
Capital projects	-	-	-	-	-
Total fund balances	49,426	6,408	4,799	73,984	619,605
Total liabilities, deferred inflows of resources, and fund balances	$ 49,426	$ 6,408	$ 4,799	$ 73,984	$ 672,116

(Continued)

CITY OF ANGLETON, TEXAS
COMBINING BALANCE SHEET –
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	Special Revenue Funds				
	TIRZ #1	TIRZ #2	OBJ Police Grant	Police Donation	Fire Dept. ESD
ASSETS					
Cash and cash equivalents	$ 109,631	$ 38,084	$ 10,244	$ 29,816	$ 204,185
Investments	-	-	-	-	-
Receivables, net	-	-	-	-	-
Due from other governments	-	-	18,638	-	-
Total assets	$ 109,631	$ 38,084	$ 28,882	$ 29,816	$ 204,185
LIABILITIES					
Accounts payable and accrued liabilities	$ 6,530	$ -	$ 1,920	$ -	$ 1,415
Unearned revenue	-	-	-	-	-
Total liabilities	6,530	-	1,920	-	1,415
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - property taxes	-	-	-	-	-
Total deferred inflows of resources	-	-	-	-	-
FUND BALANCES					
Restricted for					
Debt service	-	-	-	-	-
Economic development	-	-	-	-	-
Special projects	103,101	38,084	26,962	29,816	202,770
Capital projects	-	-	-	-	-
Total fund balances	103,101	38,084	26,962	29,816	202,770
Total liabilities, deferred inflows of resources, and fund balances	$ 109,631	$ 38,084	$ 28,882	$ 29,816	$ 204,185

(Continued)

CITY OF ANGLETON, TEXAS
COMBINING BALANCE SHEET –
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	Special Revenue Funds				
	A/C Donations	Drug Confiscation	Traffic Enforcement	Developer Deposit	911 Recorder Grant
ASSETS					
Cash and cash equivalents	$ 41,166	$ 20,464	$ 3,117	$ 703,740	$ -
Investments	-	-	-	-	-
Receivables, net	-	-	-	-	2,726
Due from other governments	-	-	200	-	-
Total assets	$ 41,166	$ 20,464	$ 3,317	$ 703,740	$ 2,726
LIABILITIES					
Accounts payable and accrued liabilities	$ -	$ 6,925	$ -	$ -	$ 2,726
Unearned revenue	-	-	-	-	-
Total liabilities	-	6,925	-	-	2,726
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - property taxes	-	-	-	-	-
Total deferred inflows of resources	-	-	-	-	-
FUND BALANCES					
Restricted for					
Debt service	-	-	-	-	-
Economic development	-	-	-	-	-
Special projects	41,166	13,539	3,317	703,740	-
Capital projects	-	-	-	-	-
Total fund balances	41,166	13,539	3,317	703,740	-
Total liabilities, deferred inflows of resources, and fund balances	$ 41,166	$ 20,464	$ 3,317	$ 703,740	$ 2,726

(Continued)

CITY OF ANGLETON, TEXAS
COMBINING BALANCE SHEET –
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	Special Revenue Funds				
	Riverwood PID	Emergency Berly Grant	Green Trails PID	Greystone PID	Kiber Reserve PID
ASSETS					
Cash and cash equivalents	$ 53,061	$ 14,004	$ 13,338	$ 41,684	$ 38,239
Investments	-	-	-	-	-
Receivables, net	-	-	-	-	-
Due from other governments	-	-	-	-	-
Total assets	$ 53,061	$ 14,004	$ 13,338	$ 41,684	$ 38,239
LIABILITIES					
Accounts payable and accrued liabilities	$ -	$ 14,004	$ -	$ -	$ -
Unearned revenue	-	-	-	-	-
Total liabilities	-	14,004	-	-	-
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - property taxes	-	-	-	-	-
Total deferred inflows of resources	-	-	-	-	-
FUND BALANCES					
Restricted for					
Debt service	-	-	-	-	-
Economic development	-	-	-	-	-
Special projects	53,061	-	13,338	41,684	38,239
Capital projects	-	-	-	-	-
Total fund balances	53,061	-	13,338	41,684	38,239
Total liabilities, deferred inflows of resources, and fund balances	$ 53,061	$ 14,004	$ 13,338	$ 41,684	$ 38,239

(Continued)

CITY OF ANGLETON, TEXAS
COMBINING BALANCE SHEET –
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	Capital Projects Funds				
	Law Enforment Loan	Street	C.O. Series 2018	City-Wide Capital Projects	Total Nonmajor Governmental Funds
ASSETS					
Cash and cash equivalents	$ -	$ 1,833,578	$ 914,345	$ 434,570	$ 5,998,695
Investments	-	370,161	-	-	370,161
Receivables, net	-	51	-	-	116,704
Due from other governments	-	-	-	-	21,081
Total assets	$ -	$ 2,203,790	$ 914,345	$ 434,570	$ 6,506,641
LIABILITIES					
Accounts payable and accrued liabilities	$ -	$ -	$ 17,707	$ 3,851	$ 122,144
Unearned revenue	-	-	-	-	161,687
Total liabilities	-	-	17,707	3,851	283,831
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - property taxes	-	-	-	-	24,205
Total deferred inflows of resources	-	-	-	-	24,205
FUND BALANCES					
Restricted for					
Debt service	-	-	-	-	464,627
Economic development	-	-	-	-	719,611
Special projects	-	-	-	-	1,483,220
Capital projects	-	2,203,790	896,638	430,719	3,531,147
Total fund balances	-	2,203,790	896,638	430,719	6,198,605
Total liabilities, deferred inflows of resources, and fund balances	$ -	$ 2,203,790	$ 914,345	$ 434,570	$ 6,506,641

CITY OF ANGLETON, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	Special Revenue Funds				
	(Formerly Major) Debt Service Fund	(Formerly Major) ARPA Grants	Hotel/ Motel	Child Safety	Municipal Court Technology
Revenues					
Property taxes	$ 1,211,913	$ -	$ -	$ -	$ -
Franchise fees and local taxes	-	-	239,604	-	-
Fines and forfeitures	-	-	-	7,108	10,775
Charges for services	-	-	-	-	-
Intergovernmental	-	504,840	-	-	-
Investment revenue	10,577	-	1,859	334	370
Special assessments	-	-	-	-	-
Miscellaneous revenue	-	-	-	-	-
Total revenues	1,222,490	504,840	241,463	7,442	11,145
Expenditures					
Current					
General administration	-	-	-	-	-
Public safety	-	-	-	-	1,159
Community services	-	393,920	-	-	-
Economic development	-	-	317,679	-	-
Capital outlay	-	-	-	-	-
Debt service					
Principal	1,130,103	-	-	-	-
Interest expense	836,396	-	-	-	-
Total expenditures	1,966,499	393,920	317,679	-	1,159
Excess (deficiency) of revenues over (under) expenditures	(744,009)	110,920	(76,216)	7,442	9,986
Other financing sources (uses)					
Issuance of debt	-	-	-	-	-
Transfers in	756,166	-	-	-	-
Transfers (out)	-	(110,920)	(14,583)	(2,025)	-
Total other financing sources (uses)	756,166	(110,920)	(14,583)	(2,025)	-
Net change in fund balance	12,157	-	(90,799)	5,417	9,986
Beginning fund balances	-	-	190,805	11,146	12,759
Change to or within financial reporting entity	452,470	478	-	-	-
Beginning fund balances, as adjusted	452,470	478	190,805	11,146	12,759
Ending fund balance	$ 464,627	$ 478	$ 100,006	$ 16,563	$ 22,745

(Continued)

CITY OF ANGLETON, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	Special Revenue Funds				
	Municipal Court Building Security	GLO Grant	TxDOT Grant	Keep Angleton Beautiful	Angleton Act Center
Revenues					
Property taxes	$ -	$ -	$ -	$ -	$ -
Franchise fees and local taxes	-	-	-	-	-
Fines and forfeitures	13,592	-	-	-	-
Charges for services	-	-	-	-	547,663
Intergovernmental	-	-	-	-	-
Investment revenue	1,023	-	-	1,420	12,348
Special assessments	-	-	-	-	-
Miscellaneous revenue	-	-	-	70,009	-
Total revenues	14,615	-	-	71,429	560,011
Expenditures					
Current					
General administration	-	-	-	-	763,097
Public safety	-	-	-	-	-
Community services	-	-	-	-	-
Economic development	-	-	-	53,279	-
Capital outlay	-	-	-	-	29,079
Debt service					
Principal	-	-	-	-	3,931
Interest expense	-	-	-	-	273
Total expenditures	-	-	-	53,279	796,380
Excess (deficiency) of revenues over (under) expenditures	14,615	-	-	18,150	(236,369)
Other financing sources (uses)					
Issuance of debt	-	-	-	-	-
Transfers in	-	-	-	-	581,279
Transfers (out)	(5,000)	-	-	-	-
Total other financing sources (uses)	(5,000)	-	-	-	581,279
Net change in fund balance	9,615	-	-	18,150	344,910
Beginning fund balances	39,811	6,408	4,799	55,834	274,695
Change to or within financial reporting entity	-	-	-	-	-
Beginning fund balances, as adjusted	39,811	6,408	4,799	55,834	274,695
Ending fund balance	$ 49,426	$ 6,408	$ 4,799	$ 73,984	$ 619,605

(Continued)

CITY OF ANGLETON, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	Special Revenue Funds				
	TIRZ #1	TIRZ #2	OBJ Police Grant	Police Donation	Fire Dept. ESD
Revenues					
Property taxes	$ 36,984	$ 37,546	$ -	$ -	$ -
Franchise fees and local taxes	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-
Charges for services	-	-	-	-	-
Intergovernmental	-	-	-	-	371,320
Investment revenue	1,801	-	-	711	-
Special assessments	-	-	-	-	-
Miscellaneous revenue	27,503	-	-	11,527	-
Total revenues	66,288	37,546	-	12,238	371,320
Expenditures					
Current					
General administration	-	6,633	-	-	-
Public safety	-	-	3,150	15,000	258,254
Community services	-	-	-	-	-
Economic development	-	-	-	-	-
Capital outlay	-	-	-	-	-
Debt service					
Principal	-	-	-	-	-
Interest expense	-	-	-	-	-
Total expenditures	-	6,633	3,150	15,000	258,254
Excess (deficiency) of revenues over (under) expenditures	66,288	30,913	(3,150)	(2,762)	113,066
Other financing sources (uses)					
Issuance of debt	-	-	-	-	-
Transfers in	-	-	15,482	-	-
Transfers (out)	-	-	-	-	-
Total other financing sources (uses)	-	-	15,482	-	-
Net change in fund balance	66,288	30,913	12,332	(2,762)	113,066
Beginning fund balances	36,813	7,171	14,630	32,578	89,704
Change to or within financial reporting entity	-	-	-	-	-
Beginning fund balances, as adjusted	36,813	7,171	14,630	32,578	89,704
Ending fund balance	$ 103,101	$ 38,084	$ 26,962	$ 29,816	$ 202,770

(Continued)

CITY OF ANGLETON, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	Special Revenue Funds				
	A/C Donations	Drug Confiscation	Traffic Enforcement	Developer Deposit	911 Recorder Grant
Revenues					
Property taxes	$ -	$ -	$ -	$ -	$ -
Franchise fees and local taxes	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-
Charges for services	-	-	-	-	-
Intergovernmental	-	-	8,260	-	102,799
Investment revenue	809	415	-	-	-
Special assessments	-	-	-	-	-
Miscellaneous revenue	10,610	23,620	-	249,643	-
Total revenues	11,419	24,035	8,260	249,643	102,799
Expenditures					
Current					
General administration	-	-	-	10,848	105,467
Public safety	-	30,755	9,077	-	-
Community services	-	-	-	-	-
Economic development	-	-	-	-	-
Capital outlay	-	13,500	-	-	-
Debt service					
Principal	-	-	-	-	-
Interest expense	-	-	-	-	-
Total expenditures	-	44,255	9,077	10,848	105,467
Excess (deficiency) of revenues over (under) expenditures	11,419	(20,220)	(817)	238,795	(2,668)
Other financing sources (uses)					
Issuance of debt	-	-	-	-	-
Transfers in	-	-	3,028	-	2,668
Transfers (out)	-	-	-	(324,658)	-
Total other financing sources (uses)	-	-	3,028	(324,658)	2,668
Net change in fund balance	11,419	(20,220)	2,211	(85,863)	-
Beginning fund balances	29,747	33,759	1,106	789,603	-
Change to or within financial reporting entity	-	-	-	-	-
Beginning fund balances, as adjusted	29,747	33,759	1,106	789,603	-
Ending fund balance	$ 41,166	$ 13,539	$ 3,317	$ 703,740	$ -

(Continued)

CITY OF ANGLETON, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	Special Revenue Funds				
	Riverwood PID	Emergency Berly Grant	Green Trails PID	Greystone PID	Kiber Reserve PID
Revenues					
Property taxes	$ -	$ -	$ -	$ -	$ -
Franchise fees and local taxes	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-
Charges for services	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Investment revenue	753	-	147	328	304
Special assessments	328,708	-	80,540	117,446	124,094
Miscellaneous revenue	-	242	-	-	-
Total revenues	329,461	242	80,687	117,774	124,398
Expenditures					
Current					
General administration	303,468	-	67,349	95,010	103,469
Public safety	-	10,297	-	-	-
Community services	-	584,778	-	-	-
Economic development	-	-	-	-	-
Capital outlay	-	-	-	-	-
Debt service					
Principal	-	-	-	-	-
Interest expense	-	-	-	-	-
Total expenditures	303,468	595,075	67,349	95,010	103,469
Excess (deficiency) of revenues over (under) expenditures	25,993	(594,833)	13,338	22,764	20,929
Other financing sources (uses)					
Issuance of debt	-	-	-	-	-
Transfers in	-	559,521	-	-	-
Transfers (out)	-	-	-	-	-
Total other financing sources (uses)	-	559,521	-	-	-
Net change in fund balance	25,993	(35,312)	13,338	22,764	20,929
Beginning fund balances	27,068	35,312	-	18,920	17,310
Change to or within financial reporting entity	-	-	-	-	-
Beginning fund balances, as adjusted	27,068	35,312	-	18,920	17,310
Ending fund balance	$ 53,061	$ -	$ 13,338	$ 41,684	$ 38,239

(Continued)

CITY OF ANGLETON, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	Capital Projects Funds				
	Law Enforment Loan	Street	C.O. Series 2018	City-Wide Capital Projects	Total Nonmajor Governmental Funds
Revenues					
Property taxes	$ -	$ -	$ -	$ -	$ 1,286,443
Franchise fees and local taxes	-	-	-	-	239,604
Fines and forfeitures	-	-	-	-	31,475
Charges for services	-	-	-	-	547,663
Intergovernmental	-	-	-	-	987,219
Investment revenue	-	56,557	192,184	10,009	291,949
Special assessments	-	-	-	-	650,788
Miscellaneous revenue	-	-	-	-	393,154
Total revenues	-	56,557	192,184	10,009	4,428,295
Expenditures					
Current					
General administration	-	-	-	-	1,455,341
Public safety	-	-	-	-	327,692
Community services	-	-	187,862	11,000	1,177,560
Economic development	-	-	-	-	370,958
Capital outlay	336,643	2,500	596,605	-	978,327
Debt service					
Principal	-	-	-	-	1,134,034
Interest expense	-	-	-	-	836,669
Total expenditures	336,643	2,500	784,467	11,000	6,280,581
Excess (deficiency) of revenues over (under) expenditures	(336,643)	54,057	(592,283)	(991)	(1,852,286)
Other financing sources (uses)					
Issuance of debt	336,643	-	-	-	336,643
Transfers in	125,000	-	-	-	2,043,144
Transfers (out)	-	-	-	-	(457,186)
Total other financing sources (uses)	461,643	-	-	-	1,922,601
Net change in fund balance	125,000	54,057	(592,283)	(991)	70,315
Beginning fund balances	(125,000)	2,149,733	1,488,921	431,710	5,675,342
Change to or within financial reporting entity	-	-	-	-	452,948
Beginning fund balances, as adjusted	(125,000)	2,149,733	1,488,921	431,710	6,128,290
Ending fund balance	$ -	$ 2,203,790	$ 896,638	$ 430,719	$ 6,198,605

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
DEBT SERVICE FUND
For the Year Ended September 30, 2024

	Debt Service Fund			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Property taxes	$ 1,211,331	$ 1,211,331	$ 1,211,913	$ 582
Investment revenue	1,000	1,000	10,577	9,577
Total revenues	1,212,331	1,212,331	1,222,490	10,159
Expenditures				
Debt service:				
Principal	1,130,103	1,130,103	1,130,103	-
Interest and fiscal agent fees	773,531	838,394	836,396	1,998
Total expenditures	1,903,634	1,968,497	1,966,499	1,998
Excess (deficiency) of revenues over (under) expenditures	(691,303)	(756,166)	(744,009)	12,157
Other financing sources				
Transfers in	691,303	756,166	756,166	-
Total other financing sources	691,303	756,166	756,166	-
Net change in fund balance	$ -	$ -	12,157	$ 12,157
Beginning fund balance			452,470	
Ending fund balance			$ 464,627	

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
HOTEL/MOTEL FUNDS
For the Year Ended September 30, 2024

	Hotel/Motel Fund			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Franchise fees and local taxes	$ 318,320	$ 318,320	$ 239,604	$ (78,716)
Investment revenue	2,000	2,000	1,859	(141)
Total revenues	320,320	320,320	241,463	(78,857)
Expenditures				
Current:				
Economic development	303,037	303,037	317,679	(14,642) *
Total expenditures	303,037	303,037	317,679	(14,642)
Excess (deficiency) of revenues over (under) expenditures	17,283	17,283	(76,216)	(93,499)
Other financing sources (uses)				
Transfers (out)	(14,583)	(14,583)	(14,583)	-
Total other financing (uses)	(14,583)	(14,583)	(14,583)	-
Net change in fund balance	$ 2,700	$ 2,700	(90,799)	$ (93,499)
Beginning fund balance			190,805	
Ending fund balance			$ 100,006	

*Expenditures exceeded appropriations at the legal level of control.

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
CHILD SAEFTY FUND
For the Year Ended September 30, 2024

	Child Safety			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Fines and forfeitures	$ 2,025	$ 2,025	$ 7,108	$ 5,083
Investment revenue	-	-	334	334
Total revenues	2,025	2,025	7,442	5,417
Excess of revenues over expenditures	2,025	2,025	7,442	5,417
Other financing sources (uses)				
Transfers (out)	(2,025)	(2,025)	(2,025)	-
Total other financing (uses)	(2,025)	(2,025)	(2,025)	-
Net change in fund balance	$ -	$ -	5,417	$ 5,417
Beginning fund balance			11,146	
Ending fund balance			$ 16,563	

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
MUNICIPAL COURT TECHNOLOGY
For the Year Ended September 30, 2024

	Municipal Court Technology			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Fines and forfeitures	$ 10,000	$ 10,000	$ 10,775	$ 775
Investment revenue	-	-	370	370
Total revenues	10,000	10,000	11,145	1,145
Expenditures				
Current:				
Public safety	10,000	10,000	1,159	8,841
Total expenditures	10,000	10,000	1,159	8,841
Excess of revenues over expenditures	-	-	9,986	9,986
Net change in fund balance	$ -	$ -	9,986	$ 9,986
Beginning fund balance			12,759	
Ending fund balance			$ 22,745	

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
MUNICIPAL COURT BUILDING SECURITY
For the Year Ended September 30, 2024

	Municipal Court Building Security			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Fines and forfeitures	$ 5,500	$ 5,500	$ 13,592	$ 8,092
Investment revenue	-	-	1,023	1,023
Total revenues	5,500	5,500	14,615	9,115
Expenditures				
Current:				
Public safety	500	500	-	500
Total expenditures	500	500	-	500
Excess of revenues over expenditures	5,000	5,000	14,615	9,615
Other financing sources (uses)				
Transfers (out)	(5,000)	(5,000)	(5,000)	-
Total other financing (uses)	(5,000)	(5,000)	(5,000)	-
Net change in fund balance	$ -	$ -	9,615	$ 9,615
Beginning fund balance			39,811	
Ending fund balance			$ 49,426	

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
TEXAS DEPARTMENT OF TRANSPORTATION GRANT
For the Year Ended September 30, 2024

	TxDOT Grant			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Intergovernmental	$ 12,000	$ 12,000	$ -	$ (12,000)
Miscellaneous revenue	3,028	3,028	-	(3,028)
Total revenues	15,028	15,028	-	(15,028)
Expenditures				
Current:				
Public works	15,028	15,028	-	15,028
Total expenditures	15,028	15,028	-	15,028
Excess of revenues over expenditures	-	-	-	-
Net change in fund balance	$ -	$ -	-	$ -
Beginning fund balance			4,799	
Ending fund balance			$ 4,799	

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
KEEP ANGLETON BEUATIFUL
For the Year Ended September 30, 2024

	Keep Angleton Beautiful			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Investment revenue	$ 100	$ 100	$ 1,420	$ 1,320
Miscellaneous revenue	49,000	70,221	70,009	(212)
Total revenues	49,100	70,321	71,429	1,108
Expenditures				
Current:				
Economic development	61,765	61,765	53,279	8,486
Total expenditures	61,765	61,765	53,279	8,486
Excess (deficiency) of revenues over (under) expenditures	(12,665)	8,556	18,150	9,594
Other financing sources				
Transfers in	21,221	-	-	-
Total other financing sources	21,221	-	-	-
Net change in fund balance	$ 8,556	$ 8,556	18,150	$ 9,594
Beginning fund balance			55,834	
Ending fund balance			$ 73,984	

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
ANGLETON ACT CENTER
For the Year Ended September 30, 2024

	Angleton Act Center			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Charges for services	$ 424,935	$ 424,935	$ 547,663	$ 122,728
Investment revenue	814	814	12,348	11,534
Total revenues	425,749	425,749	560,011	134,262
Expenditures				
Current:				
General administration	1,055,666	975,421	763,097	212,324
Capital outlay	30,000	33,075	29,079	3,996
Debt service:				
Principal	3,931	3,931	3,931	-
Interest and fiscal agent fees	273	273	273	-
Total expenditures	1,089,870	1,012,700	796,380	216,320
Excess of revenues over expenditures	(664,121)	(586,951)	(236,369)	350,582
Other financing sources				
Transfers in	581,279	581,279	581,279	-
Total other financing sources	581,279	581,279	581,279	-
Net change in fund balance	$ (82,842)	$ (5,672)	344,910	$ 350,582
Beginning fund balance			274,695	
Ending fund balance			$ 619,605	

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
TIRZ #1
For the Year Ended September 30, 2024

	TIRZ #1			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Property tax	$ 18,807	$ 18,807	$ 36,984	$ 18,177
Investment revenue	25	25	1,801	1,776
Miscellaneos revenue	1,633	1,633	27,503	25,870
Total revenues	20,465	20,465	66,288	45,823
Expenditures				
Current:				
General administration	20,465	20,465	-	20,465
Total expenditures	20,465	20,465	-	20,465
Excess of revenues over expenditures	-	-	66,288	66,288
Net change in fund balance	$ -	$ -	66,288	$ 66,288
Beginning fund balance			36,813	
Ending fund balance			$ 103,101	

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
OBJ POLICE GRANT
For the Year Ended September 30, 2024

	OBJ Police Grant			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Intergovernmental	$ -	$ -	$ -	$ -
Total revenues	-	-	-	-
Expenditures				
Current:				
Public safety	15,482	15,482	3,150	12,332
Total expenditures	15,482	15,482	3,150	12,332
Excess (deficiency) of revenues over (under) expenditures	(15,482)	(15,482)	(3,150)	12,332
Other financing sources				
Transfers in	15,482	15,482	15,482	-
Total other financing sources	15,482	15,482	15,482	-
Net change in fund balance	$ -	$ -	12,332	$ 12,332
Beginning fund balance			14,630	
Ending fund balance			$ 26,962	

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
POLICE DONATION
For the Year Ended September 30, 2024

	Police Donation			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Investment revenue	$ 25	$ 25	$ 711	$ 686
Miscellaneous revenue	16,275	16,275	11,527	(4,748)
Total revenues	16,300	16,300	12,238	(4,062)
Expenditures				
Current				
Public safety	16,300	16,300	15,000	1,300
Total expenditures	16,300	16,300	15,000	1,300
Excess (deficiency) of revenues over (under) expenditures	-	-	(2,762)	(2,762)
Net change in fund balance	$ -	$ -	(2,762)	$ (2,762)
Beginning fund balance			32,578	
Ending fund balance			$ 29,816	

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
FIRE DEPARTMENT ESD
For the Year Ended September 30, 2024

	Fire Department ESD			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Intergovernmental	$ 356,721	$ 356,721	$ 371,320	$ 14,599
Total revenues	356,721	356,721	371,320	14,599
Expenditures				
Current:				
Public safety	256,721	265,471	258,254	7,217
Total expenditures	256,721	265,471	258,254	7,217
Excess of revenues over expenditures	100,000	91,250	113,066	21,816
Other financing sources (uses)				
Transfers (out)	(100,000)	-	-	-
Total other financing (uses)	(100,000)	-	-	-
Net change in fund balance	$ -	$ 91,250	113,066	$ 21,816
Beginning fund balance			89,704	
Ending fund balance			$ 202,770	

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
ANIMAL CONTROL DONATIONS
For the Year Ended September 30, 2024

	A/C Donations			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Investment revenue	$ 5,000	$ 5,000	$ 809	$ (4,191)
Miscellaneous revenue	7,000	7,000	10,610	3,610
Total revenues	12,000	12,000	11,419	(581)
Expenditures				
Current:				
General administration	12,000	12,000	-	12,000
Total expenditures	12,000	12,000	-	12,000
Excess of revenues over expenditures	-	-	11,419	11,419
Net change in fund balance	$ 24,000	$ 24,000	11,419	$ 11,419
Beginning fund balance			29,747	
Ending fund balance			$ 41,166	

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
DRUG CONFISCATION
For the Year Ended September 30, 2024

	Drug Confiscation			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Investment revenue	$ 250	$ 250	$ 415	$ 165
Miscellaneous revenue	750	23,620	23,620	-
Total revenues	1,000	23,870	24,035	165
Expenditures				
Current:				
Public safety	1,000	10,370	30,755	(20,385) *
Capital outlay	-	13,500	13,500	-
Total expenditures	1,000	23,870	44,255	(20,385)
Excess (deficiency) of revenues over (under) expenditures	-	-	(20,220)	(20,220)
Net change in fund balance	$ -	$ -	(20,220)	$ (20,220)
Beginning fund balance			33,759	
Ending fund balance			$ 13,539	

*Expenditures exceeded appropriations at the legal level of control.

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
TRAFFIC ENFORCEMENT
For the Year Ended September 30, 2024

	Traffic Enforcement			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Intergovernmental	$ 12,000	$ 12,000	$ 8,260	$ (3,740)
Total revenues	12,000	12,000	8,260	(3,740)
Expenditures				
Current				
Public safety	15,028	15,028	9,077	5,951
Total expenditures	15,028	15,028	9,077	5,951
Excess (deficiency) of revenues over (under) expenditures	(3,028)	(3,028)	(817)	2,211
Other financing sources				
Transfers in	3,028	3,028	3,028	-
Total other financing sources	3,028	3,028	3,028	-
Net change in fund balance	$ -	$ -	2,211	$ 2,211
Beginning fund balance			1,106	
Ending fund balance			$ 3,317	

CITY OF ANGLETON, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – BUDGET AND ACTUAL
EMERGENCY BERLY GRANT
For the Year Ended September 30, 2024

	Emergency Berly Grant			
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Miscellaneous revenues	$ -	$ -	$ 242	$ 242
Total revenues	-	-	242	242
Expenditures				
Current:				
Public safety	-	10,297	10,297	-
Community services	-	615,240	584,778	30,462
Total expenditures	-	625,537	595,075	30,462
Excess (deficiency) of revenues over (under) expenditures	-	(625,537)	(594,833)	30,704
Other financing sources				
Transfers in	-	559,521	559,521	-
Total other financing sources	-	559,521	559,521	-
Net change in fund balance	$ -	$ (66,016)	(35,312)	$ 30,704
Beginning fund balance			35,312	
Ending fund balance			$ -	

CONSOLIDATED SUB-FUND STATEMENTS

CITY OF ANGLETON, TEXAS
CONSOLIDATED BALANCE SHEET
GENERAL FUND SUB-FUNDS
September 30, 2024

	General	Community Events	Capital Lease Purchase	Downtown Revitalization
ASSETS				
Cash and cash equivalents	$ 1,332,173	$ 29,448	$ 114,081	$ 9,899
Investments	370,161	-	-	-
Receivables, net	1,611,181	-	-	-
Inventory	16,698	-	-	-
Prepaids	142,990	-	-	-
Restricted cash and cash equivalents	-	-	-	-
Due from other funds	831,466	-	-	-
Total assets	$ 4,304,669	$ 29,448	$ 114,081	$ 9,899
LIABILITIES				
Accounts payable and accrued liabilities	$ 1,223,863	$ 7,490	$ -	$ -
Unearned revenue	112,422	-	-	-
Due to other governments	56,349	-	-	-
Total liabilities	1,392,634	7,490	-	-
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - property taxes	150,434	-	-	-
Total deferred - inflows of resources	150,434	-	-	-
FUND BALANCES				
Nonspendable:				
Inventory and prepaids	159,688	-	-	-
Restricted for:				
Capital projects	-	-	-	-
Unassigned	2,601,913	21,958	114,081	9,899
Total fund balances	2,761,601	21,958	114,081	9,899
Total liabilities, deferred inflows of resources, and fund balances	$ 4,304,669	$ 29,448	$ 114,081	$ 9,899

(Continued)

CITY OF ANGLETON, TEXAS
CONSOLIDATED BALANCE SHEET
GENERAL FUND SUB-FUNDS
September 30, 2024

	Citywide Repairs	2019 C.O. Bonds	City Employee	Total General Fund
ASSETS				
Cash and cash equivalents	$ 926	$ -	$ 6,926	$ 1,493,453
Investments	-	-	-	370,161
Receivables, net	-	-	-	1,611,181
Inventory	-	-	-	16,698
Prepaids	-	-	-	142,990
Restricted cash and cash equivalents	-	55,809	-	55,809
Due from other funds	-	-	-	831,466
Total assets	$ 926	$ 55,809	$ 6,926	$ 4,521,758
LIABILITIES				
Accounts payable and accrued liabilities	$ -	$ -	$ -	$ 1,231,353
Unearned revenue	-	-	-	112,422
Due to other governments	-	-	-	56,349
Total liabilities	-	-	-	1,400,124
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - property taxes	-	-	-	150,434
Total deferred - inflows of resources	-	-	-	150,434
FUND BALANCES				
Nonspendable:				
Inventory and prepaids	-	-	-	159,688
Restricted for:				
Capital projects	-	55,809	-	55,809
Unassigned	926	-	6,926	2,755,703
Total fund balances	926	55,809	6,926	2,971,200
Total liabilities, deferred inflows of resources, and fund balances	$ 926	$ 55,809	$ 6,926	$ 4,521,758

CITY OF ANGLETON, TEXAS
CONSOLIDATED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND SUB-FUNDS
For the Year Ended September 30, 2024

	General	Community Events	Capital Lease Purchase	Downtown Revitalization
Revenues				
Property taxes	$ 7,935,342	$ -	$ -	$ -
Franchise fees and local taxes	771,116	-	-	-
Sales taxes	4,232,594	-	-	-
Industrial district agreement	59,143	-	-	-
Permits, licenss, and fees	645,948	-	-	-
Fines and forfeitures	591,895	-	-	-
Charges for services	2,688,904	-	-	-
Intergovernmental	45,306	-	-	-
Investment revenue	72,327	1,202	-	226
Miscellaneous revenue	164,956	119,820	50,000	-
Total revenues	17,207,531	121,022	50,000	226
Expenditures				
Current				
General administration	5,211,422	-	-	-
Financial administration	687,508	-	-	-
Publc safety	8,634,660	-	-	-
Community services	3,757,898	-	-	-
Economic development	124,012	124,804	-	-
Capital outlay	184,907	-	-	-
Debt service				
Principal	450,438	-	-	-
Interest and fiscal agent fees	33,218	-	-	-
Total expenditures	19,084,063	124,804	-	-
Excess (deficiency) of revenues over (under) expenditures	(1,876,532)	(3,782)	50,000	226
Other financing sources (uses)				
Transfers in	1,368,295	-	-	-
Lease proceeds	184,907	-	-	-
Total other financing sources (uses)	1,553,202	-	-	-
Net change in fund balance	(323,330)	(3,782)	50,000	226
Beginning fund balance	3,084,931	25,740	64,081	9,673
Ending fund balance	$ 2,761,601	$ 21,958	$ 114,081	$ 9,899

(Continued)

CITY OF ANGLETON, TEXAS
CONSOLIDATED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND SUB-FUNDS
For the Year Ended September 30, 2024

	Citywide Repairs	2019 C.O. Bonds	City Employee	Total General Fund
Revenues				
Property taxes	$ -	$ -	$ -	$ 7,935,342
Franchise fees and local taxes	-	-	-	771,116
Sales taxes	-	-	-	4,232,594
Industrial district agreement	-	-	-	59,143
Permits, licenss, and fees	-	-	-	645,948
Fines and forfeitures	-	-	-	591,895
Charges for services	-	-	-	2,688,904
Intergovernmental	-	-	-	45,306
Investment revenue	21	-	159	73,935
Miscellaneous revenue	-	-	-	334,776
Total revenues	21	-	159	17,378,959
Expenditures				
Current				
General administration	-	-	-	5,211,422
Financial administration	-	-	-	687,508
Publc safety	-	-	-	8,634,660
Community services	-	13,700	-	3,771,598
Economic development	-	-	-	248,816
Capital outlay	-	-	-	184,907
Debt service				
Principal	-	-	-	450,438
Interest and fiscal agent fees	-	-	-	33,218
Total expenditures	-	13,700	-	19,222,567
Excess (deficiency) of revenues over (under) expenditures	21	(13,700)	159	(1,843,608)
Other financing sources (uses)				
Transfers in	-	-	-	1,368,295
Lease proceeds	-	-	-	184,907
Total other financing sources (uses)	-	-	-	1,553,202
Net change in fund balance	21	(13,700)	159	(290,406)
Beginning fund balance	905	69,509	6,767	3,261,606
Ending fund balance	$ 926	$ 55,809	$ 6,926	$ 2,971,200

CITY OF ANGLETON, TEXAS
CONSOLIDATED STATEMENT OF NET POSITION
UTILITY FUND – SUB-FUNDS
September 30, 2024

	Water	Impact Fees	Capital Purchase	Infrastructure
ASSETS				
Current assets				
Cash and cash equivalents	$ -	$ 4,646	$ 22,616	$ -
Investments	369,896	-	-	-
Receivables, net	1,672,004	-	-	-
Inventory	488,504	-	-	-
Prepaids	24,931	-	-	-
Restricted cash and cash equivalents	421,603	-	-	342,748
Total current assets	2,976,938	4,646	22,616	342,748
Noncurrent assets				
Capital assets				
Nondepreciable	590,014	-	-	200,937
Depreciable, net	27,972,786	-	-	-
Total capital assets (net of accumulated depreciation)	28,562,800	-	-	200,937
Total noncurrent assets	28,562,800	-	-	200,937
Total assets	31,539,738	4,646	22,616	543,685
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows - pensions	309,813	-	-	-
Deferred outflows - OPEB	8,404	-	-	-
Deferred charge on refunding	12,115	-	-	-
Total deferred outflows of resources	330,332	-	-	-
LIABILITIES				
Current liabilities				
Accounts payable and accrued liabilities	812,153	-	-	17,376
Accrued interest payable	48,071	-	-	-
Customer deposits	421,603	-	-	-
Due to other funds	831,466	-	-	-
Total liabilities	2,113,293	-	-	17,376
Noncurrent liabilities				
Long-term debt due within one year	1,320,231	-	-	-
Long-term debt due in more than one year	13,465,434	-	-	-
Total noncurrent liabilities	14,785,665	-	-	-
Total liabilities	16,898,958	-	-	17,376
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows - pensions	91,198	-	-	-
Deferred inflows - OPEB	21,712	-	-	-
Total deferred inflows of resources	112,910	-	-	-
NET POSITION				
Net investment in capital assets	14,476,669	-	-	200,937
Restricted for capital projects	-	4,646	-	325,372
Unrestricted	381,533	-	22,616	-
Total net position	$ 14,858,202	$ 4,646	$ 22,616	$ 526,309

(Continued)

CITY OF ANGLETON, TEXAS
CONSOLIDATED STATEMENT OF NET POSITION
UTILITY FUND – SUB-FUNDS
September 30, 2024

	2013 C.O. Bonds	2019 C.O. Bonds	2021 C.O. Bonds	Total Utility Fund
ASSETS				
Current assets				
Cash and cash equivalents	$ -	$ -	$ -	$ 27,262
Investments	-	-	-	369,896
Receivables, net	-	-	-	1,672,004
Inventory	-	-	-	488,504
Prepaids	-	-	-	24,931
Restricted cash and cash equivalents	-	-	4,055	768,406
Total current assets	-	-	4,055	3,351,003
Noncurrent assets				
Capital assets				
Nondepreciable	-	-	-	790,951
Depreciable, net	-	-	-	27,972,786
Total capital assets (net of accumulated depreciation)	-	-	-	28,763,737
Total noncurrent assets	-	-	-	28,763,737
Total assets	-	-	4,055	32,114,740
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows - pensions	-	-	-	309,813
Deferred outflows - OPEB	-	-	-	8,404
Deferred charge on refunding	-	-	-	12,115
Total deferred outflows of resources	-	-	-	330,332
LIABILITIES				
Current liabilities				
Accounts payable and accrued liabilities	-	-	4,055	833,584
Accrued interest payable	-	-	-	48,071
Customer deposits	-	-	-	421,603
Due to other funds	-	-	-	831,466
Total liabilities	-	-	4,055	2,134,724
Noncurrent liabilities				
Long-term debt due within one year	-	-	-	1,320,231
Long-term debt due in more than one year	-	-	-	13,465,434
Total noncurrent liabilities	-	-	-	14,785,665
Total liabilities	-	-	4,055	16,920,389
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows - pensions	-	-	-	91,198
Deferred inflows - OPEB	-	-	-	21,712
Total deferred inflows of resources	-	-	-	112,910
NET POSITION				
Net investment in capital assets	-	-	-	14,677,606
Restricted for capital projects	-	-	-	330,018
Unrestricted	-	-	-	404,149
Total net position	$ -	$ -	$ -	$ 15,411,773

CITY OF ANGLETON, TEXAS
CONSOLIDATED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN NET POSITION
UTILITY FUND – SUB-FUNDS
For the Year Ended September 30, 2024

	Water	Impact Fees	Capital Purchase	Infrastructure
Operating revenues				
Water sales	$ 7,245,462	$ -	$ -	$ 176,271
Sanitary sewer services	3,674,286	-	-	168,476
Other service fees	429,980	-	-	-
Total operating revenues	11,349,728	-	-	344,747
Operating expenses				
Water distribution	967,609	-	-	-
Water plant operations	821,737	-	-	15,493
Water purchases	3,426,126	-	-	-
Sewer	620,479	-	-	-
Collection administration	2,844,518	-	-	-
Depreciation	1,244,584	-	-	-
Total operating expenses	9,925,053	-	-	15,493
Operating income (loss)	1,424,675	-	-	329,254
Nonoperating revenues (expenses)				
Investment revenue	5,015	107	-	-
Interest expense	(357,916)	-	-	-
Total nonoperating revenues (expenses)	(352,901)	107	-	-
Income Before Transfers	1,071,774	107	-	329,254
Transfers				
Transfers in*	6,047,504	-	-	-
Transfers (out)*	(1,532,759)	-	-	(634,983)
Total transfers	4,514,745	-	-	(634,983)
Change in net position	5,586,519	107	-	(305,729)
Beginning net position	9,271,683	4,539	22,616	832,038
Ending net position	$ 14,858,202	$ 4,646	$ 22,616	$ 526,309

(Continued)

CITY OF ANGLETON, TEXAS
CONSOLIDATED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN NET POSITION
UTILITY FUND – SUB-FUNDS
For the Year Ended September 30, 2024

	2013 C.O. Bonds	2019 C.O. Bonds	2021 C.O. Bonds	Total Utility Fund
Operating revenues				
Water sales	$ -	$ -	$ -	$ 7,421,733
Sanitary sewer services	-	-	-	3,842,762
Other service fees	-	-	-	429,980
Total operating revenues	-	-	-	11,694,475
Operating expenses				
Water distribution	-	-	-	967,609
Water plant operations	-	-	-	837,230
Water purchases	-	-	-	3,426,126
Sewer	-	-	-	620,479
Collection administration	-	-	-	2,844,518
Depreciation	-	-	-	1,244,584
Total operating expenses	-	-	-	9,940,546
Operating income (loss)	-	-	-	1,753,929
Nonoperating revenues (expenses)				
Investment revenue	-	40,876	48,111	94,109
Interest expense	-	-	-	(357,916)
Total nonoperating revenues (expenses)	-	40,876	48,111	(263,807)
Income Before Transfers	-	40,876	48,111	1,490,122
Transfers				
Transfers in*	-	-	-	6,047,504
Transfers (out)*	(108,472)	(2,611,384)	(2,692,665)	(7,580,263)
Total transfers	(108,472)	(2,611,384)	(2,692,665)	(1,532,759)
Change in net position	(108,472)	(2,570,508)	(2,644,554)	(42,637)
Beginning net position	108,472	2,570,508	2,644,554	15,454,410
Ending net position	$ -	$ -	$ -	$ 15,411,773

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2025

PREPARED BY: Susie J Hernandez, Finance Director

AGENDA CONTENT: Discussion and Possible Action on Notice of Intention to Issue Certificates of Obligation

AGENDA ITEM SECTION: Regular Meeting

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Discussion and Possible Action on Notice of Intention to Issue Certificates of Obligation

Presented by Joe Morrow, Hilltop Securities, the issuance of the Certificates, in the maximum aggregated principal amount not to exceed $8,225,000 over a period not to exceed forty (40 years from the time of issuance. The purpose is part of the costs associated with the design, construction, acquisition and equipment of water and sewer system improvements, including wastewater treatment plant improvements and the cost of professional services related thereto.

RECOMMENDATION:

Discuss and Approve the Notice of Intention to Issue certificate of Obligations.

RESOLUTION NO. 20250826-011

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; AND APPROVING OTHER MATTERS INCIDENTAL THERETO

WHEREAS, the City Council of the City of Angleton, Texas (the "City") deems it advisable to issue certificates of obligation of the City (the "Certificates") in accordance with the notice hereinafter set forth; and

WHEREAS, the City desires to authorize the preparation of a preliminary official statement ("Preliminary Official Statement") and notice of sale ("Notice of Sale") in anticipation of its issuance of the Certificates; and

WHEREAS, it is hereby found and determined that the meeting at which this resolution is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS THAT:

SECTION 1. The findings, determinations, definitions and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by City Council of the City (the "City Council") and made a part hereof for all purposes.

SECTION 2. The City Secretary is hereby authorized and directed to cause to be published and posted in the manner required by law and in substantially the form attached hereto as Exhibit A, notice of the City's intention to issue the Certificates (the "Notice").

SECTION 3. The Notice shall be published once a week for two (2) consecutive weeks in a newspaper that is of general circulation in the City, the date of the first publication to be before the 45th day before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates. In addition, the Notice shall be posted continuously on the City's website for at least 45 days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates.

SECTION 4. For the purposes of the Notice, the City hereby designates as self-supporting those public securities listed in the attached Exhibit B, the debt service on which the City currently pays from sources other than ad valorem tax collections. The City plans to continue to pay these public securities based on this practice; however, there is no guarantee this practice will continue in future years.

SECTION 5. For purposes of section 1.150-2(d) of the Treasury Regulations, this Resolution and the Notice serve as the City's official declaration of intent to reimburse itself from proceeds of the Certificates in the maximum principal amount and for expenditures paid in connection with the projects, each as set forth in Exhibit A hereof. Any such reimbursement will only be made (i) for

an original expenditure paid no earlier than 60 days prior to the date hereof and (ii) not later than 18 months after the later of (A) the date the original expenditure is paid or (B) the date of which the project to which such expenditure relates is placed in service or abandoned, but in no event more than three years after the original expenditure is paid.

SECTION 6. The City's financial advisor, Hilltop Securities Inc., and bond counsel, Bracewell LLP, are hereby authorized and directed to proceed with the necessary arrangements for the sale of the Certificates.

SECTION 7. The City hereby authorizes the preparation and distribution of a Preliminary Official Statement and Notice of Sale relating to the Certificates and authorizes the Mayor, City Manager, or Finance Director to approve the final form of and deem final the Preliminary Official Statement within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 of the United States Securities and Exchange Commission.

SECTION 8. The Mayor, City Manager, Finance Director, City Secretary, and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this resolution.

SECTION 9. This resolution shall take effect immediately from and after its passage by the City Council.

SECTION 10. The notice and agenda relating to this meeting and heretofore posted by the City Secretary, and the posting thereof, are hereby authorized, approved, and ratified.

[Execution page to follow]

PASSED AND APPROVED THIS 26TH DAY OF AUGUST, 2025.

		CITY OF ANGLETON, TEXAS
		John Wright Mayor
ATTEST:		
Michelle Perez, TRMC, CMC City Secretary		

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Angleton, Texas (the "City"), will meet at 120 S. Chenango Street, Angleton, Texas, 77515 at 6:00 p.m. on October 28, 2025, which is the time and place tentatively set for the final passage of an ordinance authorizing the issuance by the City of a series of certificates of obligation (the "Certificates") and such other action as may be deemed necessary to authorize the issuance of the Certificates, in the maximum aggregate principal amount not to exceed $8,225,000 payable from ad valorem taxes and from a limited pledge of a subordinate lien on the net revenues of the City's waterworks and sanitary sewer system, bearing interest at any rate or rates not to exceed the maximum interest rate authorized by law, as shall be determined within the discretion of the City Council of the City at the time of issuance of the Certificates, and maturing over a period not to exceed forty (40) years from the date of issuance, for the purposes of evidencing the indebtedness of the City for all or any part of the costs associated with (i) the design, construction, acquisition and equipment of water and sewer system improvements, including wastewater treatment plant improvements, and (ii) the costs of professional services related thereto. The estimated combined principal and interest required to pay the Certificates on time and in full is approximately $13,872,882. Such estimate is provided for illustrative purposes only and is based on an assumed interest rate of 4.75%. Market conditions affecting interest rates vary based on a number of factors beyond the control of the City, and the City cannot and does not guarantee a particular interest rate associated with the Certificates. As of the date of this notice, the aggregate principal amount outstanding of tax-supported debt obligations of the City (excluding public securities secured by an ad valorem tax but designated by the City as self-supporting in Resolution No. [_____], dated August 26, 2025, which resolution is available from the City upon request) is $23,907,500. Based on the City's expectations, as of the date of this notice, the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the City (excluding public securities secured by an ad valorem tax but designated by the City as self-supporting) on time and in full is $20,040,451.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, THIS 26TH DAY OF AUGUST, 2025.

Michelle Perez, TRMC
City Secretary
City of Angleton, Texas

EXHIBIT B

SELF-SUPPORTING DEBT

$23,907,500		**Total Principal Amount Designated as Self-Supporting**

The total principal amount of self-supporting debt is comprised of some or all of the debt from the following series of obligations:

Series Designation
$3,635,000 Combination Tax and Revenue Certificates of Obligation, Series 2024
$4,787,500 Combination Tax and Revenue Certificates of Obligation, Series 2022
$1,920,000 Combination Tax and Revenue Certificates of Obligation, Series 2021
$2,195,000 Combination Tax and Revenue Certificates of Obligation, Series 2020
$7,010,000 Combination Tax and Revenue Certificates of Obligation, Series 2019
$550,000 Combination Tax and Revenue Certificates of Obligation, Series 2018
$370,000 General Obligation Refunding Bonds, Series 2016
$2,570,000 Combination Tax and Revenue Certificates of Obligation, Series 2015
$870,000 Combination Tax and Revenue Certificates of Obligation, Series 2013

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

I, the undersigned officer of the City Council of the City of Angleton, Texas, hereby certify as follows:

• The City Council of the City of Angleton, Texas, convened in a regular meeting on the 26th day of August, 2025, at the regular meeting place thereof, within said City, and the roll was called of the duly constituted officers and members of said City Council, to wit:

John Wright	Mayor
Travis Townsend	Mayor Pro-Tem and Councilmember, Position 2
Christiene Daniel	Councilmember, Position 1
Barbara Simmons	Councilmember, Position 3
Blaine Smith	Councilmember, Position 4
Tanner Sartin	Councilmember, Position 5

and all of said persons were present, except the following absentee(s): _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

RESOLUTION NO. _____

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; AND APPROVING OTHER MATTERS INCIDENTAL THERETO

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of said resolution, prevailed and carried by the following vote:

	Members shown present voted “Aye.”
	Members shown present voted “No.”
	Members shown present abstained from voting.

• A true, full and correct copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said resolution has been duly recorded in said City Council's minutes of said meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said meeting pertaining to the adoption of said resolution; that the persons named in the above and

foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and purpose of the aforesaid meeting, and that said resolution would be introduced and considered for adoption at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of said meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED this 26th day of August, 2025.

[SEAL]		Michelle Perez, TRMC, CMC City Secretary

AGENDA ITEM SUMMARY FORM

8/26/2025 8/26/2025

PREPARED BY: Martha Eighme

AGENDA CONTENT: Update and Discussion on King Municipal Operations Center Project - Zachery Moquin TEAL Construction

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND: Bond

EXECUTIVE SUMMARY:

Update and Discussion on King Municipal Operations Center Project - Zachery Moquin TEAL Construction

RECOMMENDATION:

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2025

PREPARED BY: Gaudalupe Valdez

AGENDA CONTENT: LS 8 Sanitary Sewer Collection System Rehabilitation Project

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: **FUNDS REQUESTED:**

FUND:

EXECUTIVE SUMMARY:

On August 6, 2025, the City opened six (6) bids for this project. The prices the City received were very good. The low bidder was King Solution Services LLC at $821,310. They are a great firm that had great references. The 5th place bidder was approximately where the project was believed to come in due to all work being in backyard easements. I called and went through the project with King Solutions, and they felt that they covered everything in the bid and were good with the prices.

The construction funds from the GLO for this project is $1,434,320. The apparent low bidder was $613,010 below the available funding. The City is only allowed to change order by state law 25% of the total contract amount which would be another $205,327.50. That would leave approximately $407,682.50 on the table that the City would lose.

Staff is currently working with the GLO on options and risk that the City has available on the project and GLO funds. A synopsis and exhibit will be provided to Council at the meeting to go over information that we have received from the GLO.

RECOMMENDATION:

The council to review information at the meeting and provide directions on how they would like staff to proceed on the received bids for this project and remaining GLO funds.

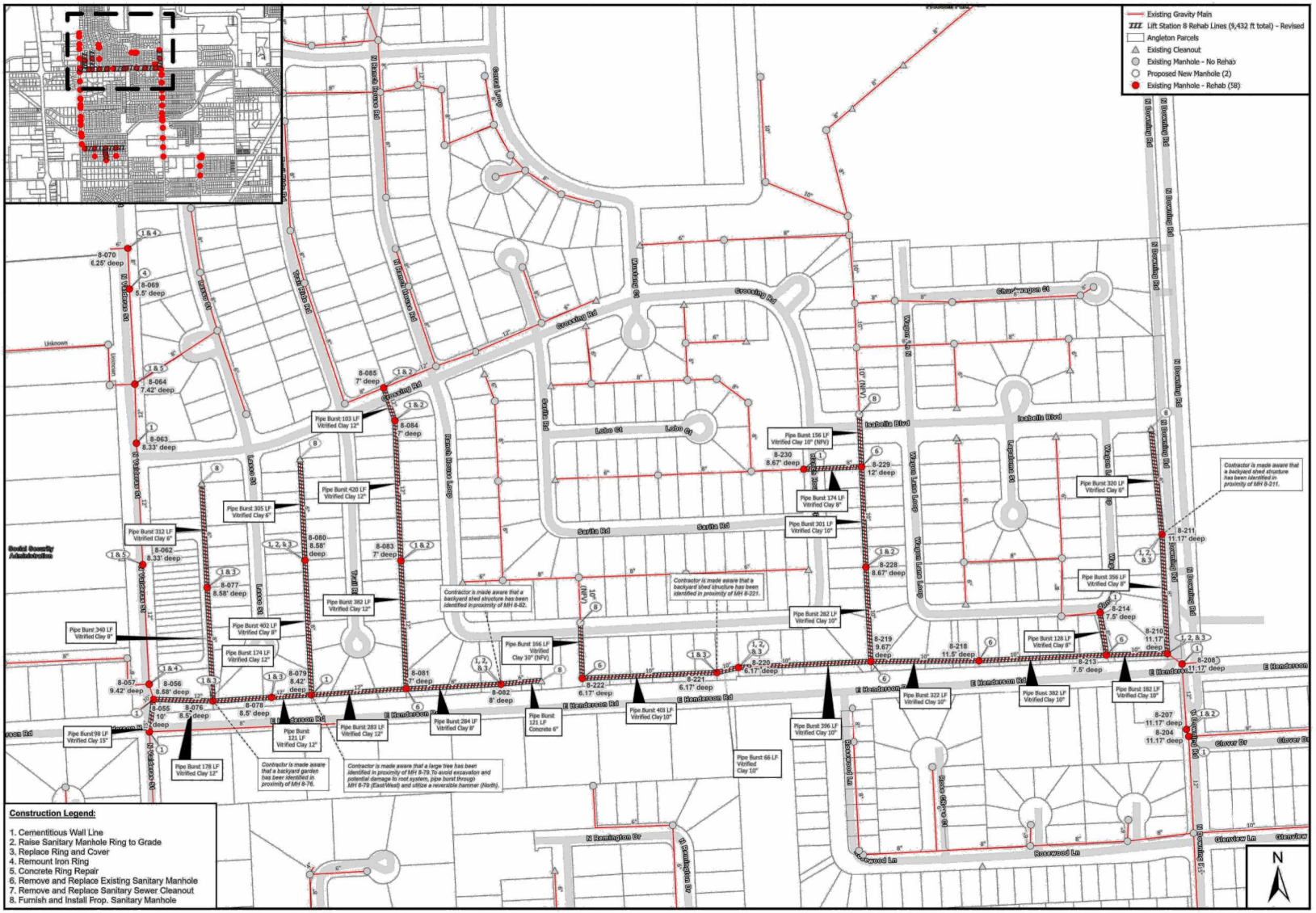
CoA LS #8 Sanitary Sewer Collection System Rehabilitation															
				King Solution Services LLC		CZ Construction LLC		Capitol Underground Utilities LLC		Lopez Utilities Contractor, LLC		TMS Utility LLC		PM Construction and Rehab LLC	
Item No.	Description	Unit	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
General Items															
1	Traffic control and regulation, complete in place, the sum of:	LS	1	$ 13,500.00	$ 13,500.00	$ 10,000.00	$ 10,000.00	$ 3,500.00	$ 3,500.00	$ 8,500.00	$ 8,500.00	$ 2,500.00	$ 2,500.00	$ 21,808.00	$ 21,808.00
2	Implementation of Storm Water Pollution Prevention Plan, complete in place, the sum of:	LS	1	$ 7,500.00	$ 7,500.00	$ 3,000.00	$ 3,000.00	$ 3,500.00	$ 3,500.00	$ 8,000.00	$ 8,000.00	$ 2,500.00	$ 2,500.00	$ 2,181.00	$ 2,181.00
General Items Total					**$ 21,000.00**		**$ 13,000.00**		**$ 7,000.00**		**$ 16,500.00**		**$ 5,000.00**		**$ 23,989.00**

Sanitary Sewer Items																			
3	Rehabilitate exisitng sanitary manhole with 1" SewperCoat cementitious liner, complete in place, the sum of:	VF	400	$ 360.00	$ 144,000.00	$ 350.00	$ 140,000.00	$ 350.00	$ 140,000.00	$ 390.00	$ 156,000.00	$ 375.00	$ 150,000.00	$ 488.00	$ 195,200.00
4	Repair sanitary manhole concrete ring, complete in place, the sum of:	EA	2	$ 1,250.00	$ 2,500.00	$ 700.00	$ 1,400.00	$ 780.00	$ 1,560.00	$ 875.00	$ 1,750.00	$ 750.00	$ 1,500.00	$ 291.00	$ 582.00
5	Replace ring and cover, complete in place, the sum of:	EA	19	$ 1,750.00	$ 33,250.00	$ 1,000.00	$ 19,000.00	$ 850.00	$ 16,150.00	$ 1,200.00	$ 22,800.00	$ 1,200.00	$ 22,800.00	$ 1,134.00	$ 21,546.00
6	Short-side sanitary service reconnection, complete in place, the sum of:	EA	142	$ 680.00	$ 96,560.00	$ 850.00	$ 120,700.00	$ 950.00	$ 134,900.00	$ 800.00	$ 113,600.00	$ 650.00	$ 92,300.00	$ 553.00	$ 78,526.00
7	Long-side sanitary service reconnections, complete in place the sum of:	EA	33	$ 750.00	$ 24,750.00	$ 1,100.00	$ 36,300.00	$ 1,100.00	$ 36,300.00	$ 1,250.00	$ 41,250.00	$ 1,200.00	$ 39,600.00	$ 553.00	$ 18,249.00
8	Remount sanitary manhole iron ring, complete in place, the sum of:	EA	5	$ 1,200.00	$ 6,000.00	$ 220.00	$ 1,100.00	$ 350.00	$ 1,750.00	$ 1,200.00	$ 6,000.00	$ 650.00	$ 3,250.00	$ 873.00	$ 4,365.00
9	Furnish and install 8" sanitary sewer cleanout, complete in place, the sum of:	EA	5	$ 1,000.00	$ 5,000.00	$ 2,300.00	$ 11,500.00	$ 1,250.00	$ 6,250.00	$ 1,600.00	$ 8,000.00	$ 1,850.00	$ 9,250.00	$ 553.00	$ 2,765.00
10	Furnish and install sanitary sewer manhole inflow protector, all sizes (i.e., for either 32-inch or 24-inch manhole covers), complete in place, the sum of:	EA	60	$ 250.00	$ 15,000.00	$ 180.00	$ 10,800.00	$ 390.00	$ 23,400.00	$ 300.00	$ 18,000.00	$ 150.00	$ 9,000.00	$ 873.00	$ 52,380.00
11	Raise sanitary manhole ring to grade, complete in place, the sum of:	EA	17	$ 1,500.00	$ 25,500.00	$ 800.00	$ 13,600.00	$ 350.00	$ 5,950.00	$ 1,200.00	$ 20,400.00	$ 500.00	$ 8,500.00	$ 2,835.00	$ 48,195.00
12	Remove existing 4' diameter sanitary manhole, up to 8' depth, complete in place, the sum of:	EA	2	$ 725.00	$ 1,450.00	$ 1,600.00	$ 3,200.00	$ 1,200.00	$ 2,400.00	$ 6,700.00	$ 13,400.00	$ 1,500.00	$ 3,000.00	$ 1,529.00	$ 3,058.00
13	Remove existing 4' diameter sanitary manhole, 8'-12' depth, complete in place, the sum of:	EA	2	$ 750.00	$ 1,500.00	$ 2,300.00	$ 4,600.00	$ 1,200.00	$ 2,400.00	$ 7,900.00	$ 15,800.00	$ 2,500.00	$ 5,000.00	$ 1,529.00	$ 3,058.00
14	Remove existing 4' diameter sanitary manhole, 12'-16' depth, complete in place, the sum of:	EA	2	$ 1,000.00	$ 2,000.00	$ 3,800.00	$ 7,600.00	$ 1,200.00	$ 2,400.00	$ 14,000.00	$ 28,000.00	$ 3,500.00	$ 7,000.00	$ 3,058.00	$ 6,116.00
15	Furnish and install proposed 4' diameter sanitary manhole, up to 8' depth, complete in place, the sum of:	EA	3	$ 6,500.00	$ 19,500.00	$ 5,500.00	$ 16,500.00	$ 5,800.00	$ 17,400.00	$ 6,200.00	$ 18,600.00	$ 3,000.00	$ 9,000.00	$ 5,459.00	$ 16,377.00
16	Furnish and install proposed 4' diameter sanitary manhole, 8'-12' depth, complete in place, the sum of:	EA	2	$ 7,500.00	$ 15,000.00	$ 7,500.00	$ 15,000.00	$ 7,800.00	$ 15,600.00	$ 7,200.00	$ 14,400.00	$ 4,000.00	$ 8,000.00	$ 5,459.00	$ 10,918.00

17	Furnish and install proposed 4' diameter sanitary manhole, 12'-16' depth, complete in place, the sum of:	EA	3	$	9,500.00	$	28,500.00	$	9,500.00	$	28,500.00	$	12,500.00	$	37,500.00	$	13,000.00	$	39,000.00	$	7,000.00	$	21,000.00	$	5,459.00	$	16,377.00
18	Replace 6" sanitary sewer gravity main with 8.625" O.D. SDR 19 HDPE via pipe bursting method, including pre and post cleaning and televising, complete in place, the sum of:	LF	1780	$	26.00	$	46,280.00	$	32.00	$	56,960.00	$	38.00	$	67,640.00	$	34.00	$	60,520.00	$	70.00	$	124,600.00	$	141.00	$	250,980.00
19	Replace 8" sanitary sewer gravity main with 8.625" O.D. SDR 19 HDPE via pipe bursting method, including pre and post cleaning and televising, complete in place, the sum of:	LF	2660	$	26.00	$	69,160.00	$	32.00	$	85,120.00	$	38.00	$	101,080.00	$	33.00	$	87,780.00	$	115.00	$	305,900.00	$	136.00	$	361,760.00
20	Replace 10" sanitary sewer gravity main with 12.75" O.D. SDR 19 HDPE via pipe bursting method, including pre and post cleaning and televising, complete in place, the sum of:	LF	2800	$	40.00	$	112,000.00	$	40.00	$	112,000.00	$	55.00	$	154,000.00	$	52.00	$	145,600.00	$	85.00	$	238,000.00	$	172.00	$	481,600.00
21	Replace 12" sanitary sewer gravity main with 14.0" O.D. SDR 19 HDPE via pipe bursting method, including pre and post cleaning and televising, complete in place, the sum of:	LF	1820	$	52.00	$	94,640.00	$	112.00	$	203,840.00	$	100.00	$	182,000.00	$	75.00	$	136,500.00	$	150.00	$	273,000.00	$	175.00	$	318,500.00
22	Replace 15" sanitary sewer gravity main with 18.0" O.D. SDR 19 HDPE via pipe bursting method, including pre and post cleaning and televising, complete in place, the sum of:	LF	400	$	80.00	$	32,000.00	$	160.00	$	64,000.00	$	120.00	$	48,000.00	$	180.00	$	72,000.00	$	300.00	$	120,000.00	$	313.00	$	125,200.00
23	Trench safety system, greater than 5 feet, complete in place, the sum of:	LF	1060	$	5.00	$	5,300.00	$	2.00	$	2,120.00	$	2.00	$	2,120.00	$	12.00	$	12,720.00	$	5.00	$	5,300.00	$	107.00	$	113,420.00
Sanitary Sewer Items Total						**$**	**779,890.00**			**$**	**953,840.00**			**$**	**998,800.00**			**$**	**1,032,120.00**			**$**	**1,456,000.00**			**$**	**2,129,172.00**

Supplemental Items																			
24	Brace, support, and protect utility structures per utility company's requirements, complete in place, the sum of:	EA	1	$	1,500.00	$	1,500.00	$	2,500.00	$	2,500.00	$	2,300.00	$	2,300.00	$	3,000.00	$	3,000.00	$	5,000.00	$	5,000.00	$	21,808.00	$	21,808.00
25	Installation and removal of piezometers, complete in place, the sum of:	EA	1	$	2,100.00	$	2,100.00	$	5,500.00	$	5,500.00	$	1,200.00	$	1,200.00	$	1,500.00	$	1,500.00	$	5,000.00	$	5,000.00	$	6,957.00	$	6,957.00
26	Well pointing for sanitary sewer installation, all sizes, all depths, including all necessary appurtenances, complete in place, the sum of:	LF	100	$	25.00	$	2,500.00	$	30.00	$	3,000.00	$	90.00	$	9,000.00	$	50.00	$	5,000.00	$	50.00	$	5,000.00	$	107.00	$	10,700.00
27	Wet condition bedding for sanitary sewer, all sizes, all depths, complete in place, the sum of:	LF	100	$	32.00	$	3,200.00	$	20.00	$	2,000.00	$	43.00	$	4,300.00	$	25.00	$	2,500.00	$	50.00	$	5,000.00	$	8.00	$	800.00
28	Sag removal, all depths, complete in place, the sum of:	EA	2	$	1,800.00	$	3,600.00	$	600.00	$	1,200.00	$	2,800.00	$	5,600.00	$	3,500.00	$	7,000.00	$	3,500.00	$	7,000.00	$	12,019.00	$	24,038.00
29	Extra length for sag removal, all depths, complete in place, the sum of:	LF	40	$	56.00	$	2,240.00	$	50.00	$	2,000.00	$	45.00	$	1,800.00	$	120.00	$	4,800.00	$	65.00	$	2,600.00	$	753.00	$	30,120.00
30	Obstruction removal (by excavation), all depths, complete in place, the sum of:	EA	2	$	1,100.00	$	2,200.00	$	1,000.00	$	2,000.00	$	600.00	$	1,200.00	$	1,800.00	$	3,600.00	$	1,500.00	$	3,000.00	$	10,020.00	$	20,040.00
31	Extra length for obstruction removal (by excavation), all depths, complete in place, the sum of:	LF	40	$	56.00	$	2,240.00	$	100.00	$	4,000.00	$	45.00	$	1,800.00	$	40.00	$	1,600.00	$	35.00	$	1,400.00	$	523.00	$	20,920.00
32	Install extra cement stabilized sand backfill, complete in place, the sum of:	CY	24	$	35.00	$	840.00	$	20.00	$	480.00	$	27.00	$	648.00	$	60.00	$	1,440.00	$	85.00	$	2,040.00	$	942.00	$	22,608.00
Supplemental Items Total						**$**	**20,420.00**			**$**	**22,680.00**			**$**	**27,848.00**			**$**	**30,440.00**			**$**	**36,040.00**			**$**	**157,991.00**

Bid Totals								
General Items Total			$ 21,000.00	$ 13,000.00	$ 7,000.00	$ 16,500.00	$ 5,000.00	$ 23,989.00
Sanitary Sewer Items Total			$ 779,890.00	$ 953,840.00	$ 998,800.00	$ 1,032,120.00	$ 1,456,000.00	$ 2,129,172.00
Supplemental Items Total			$ 20,420.00	$ 22,680.00	$ 27,848.00	$ 30,440.00	$ 36,040.00	$ 157,991.00
Total Construction Cost			**$ 821,310.00**	**$ 989,520.00**	**$ 1,033,648.00**	**$ 1,079,060.00**	**$ 1,497,040.00**	**$ 2,311,152.00**
Represents errors corrected by Engineer								



NOTES:

1. CONTRACTOR SHALL FURNISH AND INSTALL AN INFLOW PROTECTOR IN ALL SANITARY MANHOLES. ASSOCIATED COSTS SHALL BE INCLUDED IN THE APPROPRIATE BID ITEM.
2. CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES IN AREAS OF WORK (INCLUDING, BUT NOT LIMITED TO GAS, WATER, ELECTRIC, TELECOMMUNICATIONS, AND STORM) PRIOR TO COMMENCING CONSTRUCTION OR REHABILITATION ACTIVITIES AS TO PREVENT DAMAGE TO EXISTING UTILITIES. CONTRACTOR MUST CALL TEXAS 811 AT LEAST 48 HOURS BEFORE BEGINNING ANY EXCAVATIONS SO THAT UNDERGROUND FACILITIES CAN BE MARKED.

HDR

Texas P.E. Firm
Registration No. F-754

HDR Engineering, Inc.

4828 Loop Central Drive, Suite 700
Houston, Texas 77081
P 713.622.9264 F 713.622.9265
www.hdrinc.com

PROJECT FOR

Lift Station #8 Sanitary Sewer Collection System Rehabilitation Project

THE HEART OF BRAZORIA COUNTY ANGLETON

MARK	DATE	DESCRIPTION

PROJECT NUMBER	10404372
PROJECT MANAGER	John Peterson
PROJECT DESIGNER	Peyton Ehrlich
DRAWN BY	D. Blair

STATE OF TEXAS
JOHN PETERSON
LICENSED
PROFESSIONAL ENGINEER

JUNE 17, 2025

SHEET NAME

Plan Sheet 1 of 3

SCALE

SHEET NUMBER

05 of 16

FILE NAME

Pipes to be Burst.dwg

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Windrose Green Section 8 Final Plat, located off Parks Edge Lane and New Dawn Drive.

AGENDA ITEM SECTION: Regular Agenda Item.

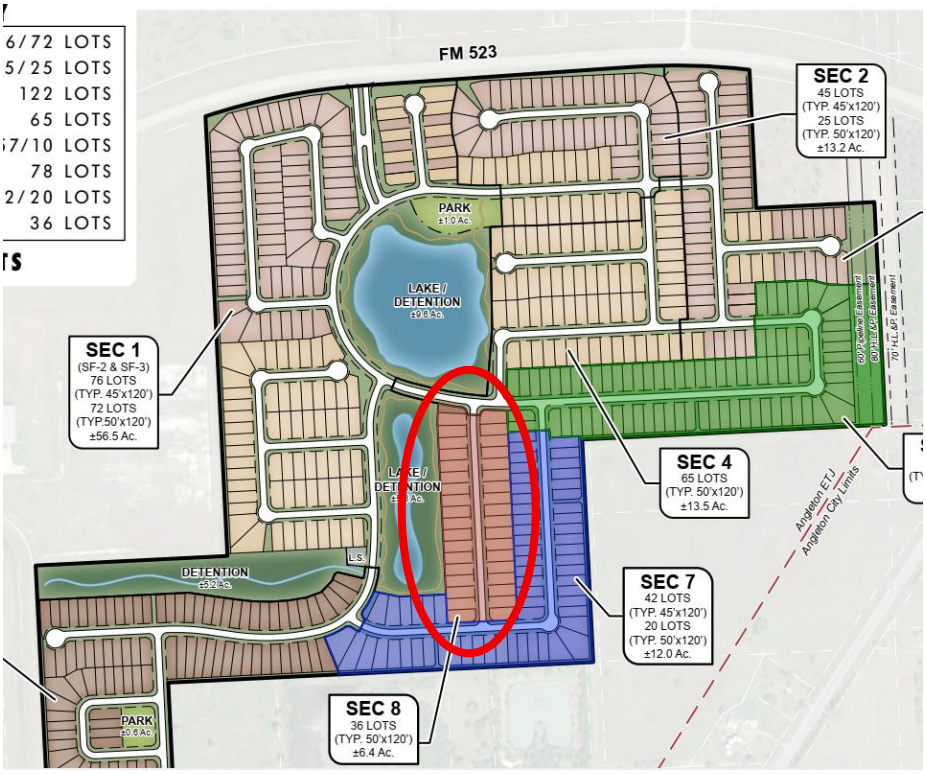
BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Windrose Green, Section 8, Final Plat, consisting of 36 lots, 2 reserves, and 2 Blocks on 6.47 acres of land. The Windrose Green Subdivision lies within the City's ETJ and is subject to a Strategic Partnership Agreement and Development Agreement.

Vicinity Map



PLANNING STAFF & ENGINEERING REVIEW:

The City Engineer reviewed the submitted plat and offered the following comments, which have all been responded to by the applicant as follows:

Sheet 2 of 2

1. *Metes and Bounds – Revise length to match curve table (Curve C4)*

   Response: The metes and bounds have been updated to show the correct length for C4, as shown in the table.

2. *Metes and Bounds – Show complete information where noted such are recording information.*

   Response: The metes and bounds have been updated to include complete information.

3. *Metes and Bounds – This course is noted as Curve C1. The description is missing additional details noted in the curve table.*

   Response: The description has been updated to include the details that were missing for C1.

4. *Metes and Bounds – Radius shown does not match table for curve shown (Curve C4).*

   Response: The metes and bounds have been updated to show the correct radius for C4, as shown in the table.

The applicants submitted all responses, and the correct plat, and all review comments have now been cleared by Staff and the City Engineer.

Recommendation: The Planning and Zoning Commission voted and unanimously recommended approval to City Council with a 6-0 vote for the Windrose Green, Section 8, Final Plat.

CITY OF ANGLETON
PLANNING AND ZONING COMMISSION DRAFT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, AUGUST 07, 2025 AT 12:00 PM

Members Present:

Chair | William Garwood

Commission Members: Deborah Spoor, Andrew Heston, Michelle Townsend, Jeff Roberson, Will Clark; **Member Absent:** Regina Bieri.

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, AUGUST 7, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. **Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 30, 2025.**

   Motion to approve the minutes was made by Commission Member Townsend, 2nd by Commission Member Clark. The vote was unanimous. The minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

2. **Conduct a public hearing, discussion, and possible action on an Ordinance rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.**

   Staff: DS. Director Otis Spriggs presented this item: Noting the surrounding conditions. The property is currently zoned light industrial. We have provided information regarding the land use plan and comprehensive plan, which are pretty parallel with what the zoning currently is. It is obvious that at one time the city hoped most of its industrial uses would be situated near the railroad, and we listed some uses that are typical of industrial uses, which are primarily along arterial streets and major highways. Of course, this is not a major highway of any sort. And when light industrial abuts residential, there should be adequate buffers to separate. There are photographs in the report that show the residential character of the area.

The applicant is proposing 6 lots as shown in the attached graphic. The criteria for rezoning were analyzed by staff, and no issues of negative impact were realized.

Staff has provided the Single-Family Residential Zoning standards for the SFR 6.3 District. The applicant must satisfy those code requirements when creating a new district. As I noted, you cannot create your own hardship; therefore, staff is recommending a reduction of 1 lot to 5 maximum lots to satisfy the minimum lot requirements. This is a public hearing. The applicant is here to address the board if you have any questions, and we'll hear from the public, and then the staff will answer any questions that you have.

Public Hearing: A motion to open the public hearing was made by Commissioner Member Michelle Townsend and seconded by Commissioner Member Spoor. Motion carried unanimously to open the public hearing.

Mrs. Dubose, 203 Evans, Angleton, TX appeared before the Commission to voice drainage concerns over the Kiber Reserve Subdivision, which built the drainage detention pond. She has had flooding in her backyard only after Kiber Reserve was built because it is higher than her land. Ms. Dubose presented photographs of the flooding; of which they built a ditch along their fence line.

It was noted that the drainage for the subject site will run along the railroad and not towards the areas mentioned.

A motion to close the public hearing by Commissioner Member Michelle Townsend and seconded by Commissioner Member Andrew Heston. Motion carried unanimously to close the public hearing.

The applicant, Mr. Kandler, appeared before the Commission, noting that he will meet all City requirements regarding drainage through the Drainage District during platting and development, which will drain along the north side along the railroad tracks.

Commission Member Townsend asked if there is a particular reason why SFR 6.3 was recommended now that we know the 6th lot cannot meet the requirements. Mr. Kandler replied that SFR6.3 was what the rest of the area was zoned. Commission Member Townsend asked, since 5 lots will meet the requirements, will it meet the SFR 7.2 requirements? Mr. Spriggs confirmed yes.

Commission Action:

Motion was made by Commission Member Will Clark and seconded by Commission Member Deborah Spoor to approve the Ordinance rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District.

Roll Call Vote: Commission Member Deborah Spoor-Aye; Commission Member Andrew Heston-Aye; Commission Member Michelle Townsend-Aye; Commission Member Jeff Roberson-Aye; Commission Member Will Clark-Aye; Chair Garwood- Aye.

The rezoning was unanimously approved (6-0 Vote).

3. **Conduct a public hearing, discussion, and possible action on an Ordinance Zoning approximately 9.458 acres, to Commercial General (C-G), for property located on State Highway 288 and Brazoria County Appraisal District PID No. 706979.**

Staff: DS. Director Otis Spriggs presented this item, noting that this is a request for the zoning of property that's currently in our ETJ for the 9.45 acres tract. We've had an opportunity to evaluate the utility and water services, and the capacity issues have been reviewed by the City Engineer, as part of the annexation petition.

Currently, the surrounding area is a Light Industrial Zoning District where the car lots are located; however, the Staff suggested the C-G General Commercial District instead.

Staff weighed the Rezoning Criteria as noted in this report summary and considered the surrounding properties in terms of impacts; there are no issues that were noted.

There are no issues of concern. Yakin Dealership is currently within the city limits and this is a relocation. This request for zoning is a matter of formality. Staff notified every owner within 200 feet of the property and posted the notice in the local newspaper.

Staff is recommending approval of the zoning. This is a public hearing, and Staff will remain available for any questions.

Public Hearing: A motion to open the public hearing was by Commissioner Member Michelle Townsend and seconded by Commissioner Member Heston. Motion carried unanimously to open the public hearing.

None present.

A motion to close the public hearing was by Commissioner Member Deborah Spoor, and seconded by Commissioner Member Michelle Townsend. Motion carried unanimously to close the public hearing.

Commission Action:

Motion was made by Commission Member Michelle Townsend and seconded by Commission Member Jeff Roberson to approve the ordinance zoning an approximate 9.458 acres of land located at located on State Highway 288, north of FM523, to the Commercial General District (C-G), contingent upon approval of the annexation petition for the same tract of land.

Roll Call Vote: Commission Member Deborah Spoor-Aye; Commission Member Andrew Heston-Aye; Commission Member Michelle Townsend-Aye; Commission Member Jeff Roberson-Aye; Commission Member Will Clark-Aye; Chair Garwood- Aye. The rezoning was unanimously approved (6-0 Vote).

REGULAR AGENDA

3. **Discussion and possible action on the Windrose Green Section 8 Final Plat, located off Parks Edge Lane and New Dawn Drive.**

   Mr. Spriggs presented this item for the Windrose Green Section 8 Final Plat, for which the applicants are hoping to gain approval of this final plat on 6.469 acres, with 36 lots, 2 reserves and 2 blocks. We forwarded the plat for review to the City Engineer. All review comments have been corrected by the applicants prior to the Commission's consideration, which were all textual in nature.

   Commission Action:

   Motion was made by Commission Member Andrew Heston, and 2nd by Commission Member Townsend; Motion carried unanimously (6-0) vote, to approve the Final Plat and forward it to Council for final action.

4. **Discussion and possible action on the Preliminary Plat of the Ashland Street Dedication Section 7.**

   Mr. Spriggs presented this item for the Ashland Street Dedication Plat located off County Road 32 right-of-way segment off Sapphire Springs, for which the applicants are hoping to gain approval of this preliminary plat. This is part of the D.A. and SPA agreement that was approved in 2023. We forwarded the plat for review to the City Engineer. All review comments have been corrected by the applicants prior to the Commission's consideration, which were all textual in nature.

   Commission Action:

   Motion was made by Commission Member Townsend and 2nd by Commission Member Will Clark; Motion carried unanimously (6-0) vote, to approve the Preliminary Plat and forward it to Council for final action, subject to any referral agency approvals.

ADJOURNMENT: 12:22 PM.

August 8, 2025

Mr. Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Windrose Green Subdivision Sec. 8 Final Plat – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced property and offers the following comments:

General

1. Acceptance of the proposed subdivision improvements is pending and shall be completed approved accordingly prior to issuance of building permits.

2. Approval from Referral Agencies such as Brazoria County and Angleton Drainage District shall be provided for the associated subdivision improvements for this final plat.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Windrose Green Section 8 Final Plat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Land Surveyor registered to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

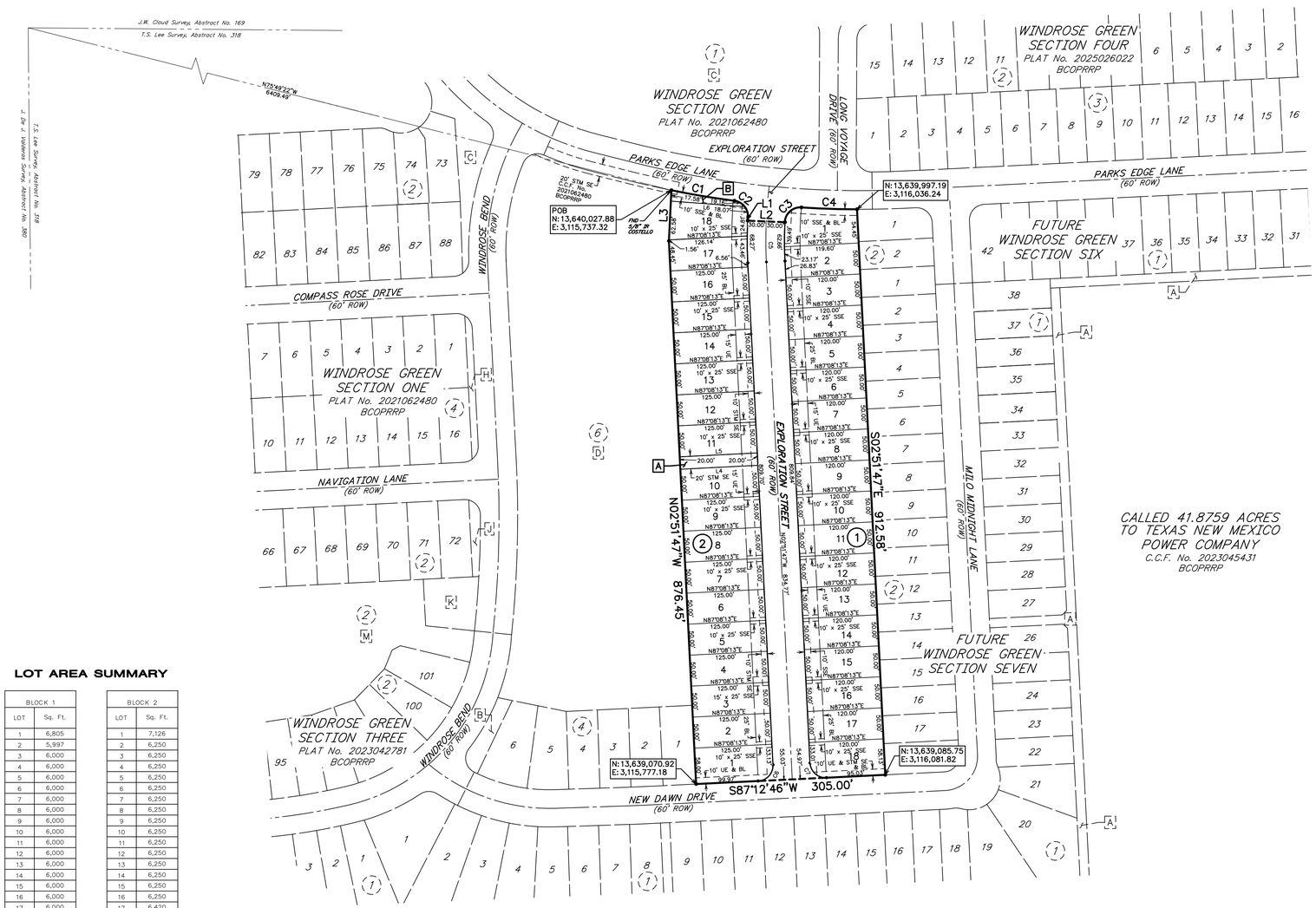
cc: Files (10420700)

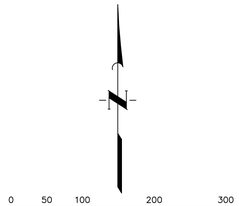
Attachments

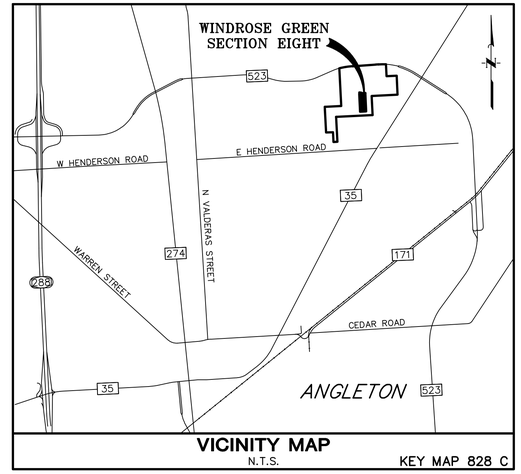
hdrinc.com 4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754(713) 622-9264

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.06 AC
2,500 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.03 AC
1,337 Sq. Ft.







VICINITY MAP
N.T.S.
KEY MAP 828 C

LEGEND

AC . . . . . "Acres"
BCOPRRP . . . . "Brazoria County Official Public Records of Real Property"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
ESMT . . . . . "Easement"
FND . . . . . "Found"
IR . . . . . "Iron Rod"
No. . . . . "Number"
POB . . . . . "Point of Beginning"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq. Ft. . . . . "Square Feet"
STM SE . . . . "Storm Sewer Easement"
UE . . . . . "Utility Easement"
VOL _, PG _ . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (with cap stamped "QUIDDITY ENG. PROPERTY CORNER") as per Certification"

GENERAL NOTES

1. All building lines along street rights-of-way are as shown on the plat.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.999870017.
3. There are no pipelines or pipeline easements within the platted area shown hereon.
4. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone.
5. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (NAVD88), GEOID 12B, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
6. According to the National Flood Insurance Program Flood Insurance Rate Map for Brazoria County, Texas, Map No. 48039C0435K, dated December 30, 2020, this property lies within Unshaded Zone "X", which is defined as areas determined to be outside of the 500-year floodplain.
7. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
8. This subdivision shall be serviced by the following providers: Rancho Isabella MUD, Texas New Mexico Power, and Centric Gas & Fiber.
9. Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
10. Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
11. Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
12. Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
13. Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.
14. Incidental Utilities are including but not limited to the underground utility services.
15. All reserves shall be owned and maintained by the MUD or the Home Owner's Association.
16. Storm water detention is required for the development located within this plat and is accounted for in detention facilities located in Windrose Green Section One.
17. BENCHMARK
All elevations are referenced to the North American Vertical Datum of 1988 (NAVD88). GEOID 128 Based on Allterra's RTK Network, Stations Hags_1012 and HCOG_14012.
TBM-3: "X" Cut on the north edge of the north shoulder of FM 523, 0.94 Miles from the Northeast corner of Freedom Park Boundary, and approximately 121 feet east from the centerline of drainage ditch. Elevation = 28.66.

LOT AREA SUMMARY

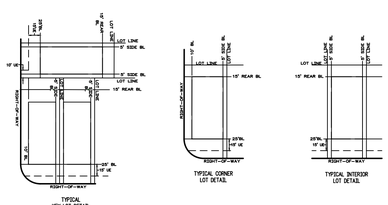
BLOCK 1	
LOT	Sq. Ft.
1	6,805
2	5,997
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	6,000
9	6,000
10	6,000
11	6,000
12	6,000
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,833

BLOCK 2	
LOT	Sq. Ft.
1	7,126
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	6,250
11	6,250
12	6,250
13	6,250
14	6,250
15	6,250
16	6,250
17	6,420
18	6,627

STREET NAME AND LENGTH			
STREET NAME	LENGTH (CENTERLINE)	WIDTH	TYPE
EXPLORATION STREET	900'	60'	LOCAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°43'22"W	5.80'
L2	S87°30'17"E	60.00'
L3	N02°44'45"E	81.71'
L4	N87°08'13"E	125.00'
L5	N87°08'13"E	125.00'
L6	S85°45'48"E	118.86'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1530.05'	3°51'10"	102.89'	S80°25'41"E	102.87'	51.46'
C2	25.00'	85°18'17"	37.22'	S39°42'08"E	33.88'	23.03'
C3	25.00'	91°05'28"	39.75'	N48°02'27"E	35.69'	25.48'
C4	1530.00'	3°21'32"	89.70'	S88°05'35"E	89.68'	44.86'
C5	700.00'	5°21'30"	65.46'	S00°11'02"E	65.44'	32.76'
C6	25.00'	90°04'33"	39.30'	N42°10'29"E	35.38'	25.03'
C7	25.00'	89°55'27"	39.24'	S47°49'31"E	35.33'	24.97'



FINAL PLAT OF
WINDROSE GREEN
SECTION EIGHT

A SUBDIVISION OF 6.469 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

36 LOTS 2 RESERVES 2 BLOCKS

JULY 2025

OWNER
EMPTOR ANGLETON, LLC
a Texas limited liability company
4444 Westheimer Road, Suite G325
Houston, Texas 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\29188\29188-0003-02 Windrose Green Sec 8 Paving\2 Design Phase\Planning\Windrose Sec 8 - PLAT.dwg Jul 24,2025 - 11:41am alruiz

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Emptor Angleton, LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section Eight, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion. but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Emptor Angleton, LLC
A Texas Limited Liability Company
By: CCDL Ventures, LLC
Its: Manager
By: Concourse Companies
Its: Manager

_____
Signature

_____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted this __ day of _____, 20__, the Board of Supervisors of the Angleton Drainage District does not warrant, represent, or guarantee:

1. That the facilities outside of the boundaries of the subdivision plat are available to receive runoff from the facilities described in this plat.
2. That the drainage facilities described in this plat are adequate from rainfall in excess of Angleton Drainage District minimum requirements.
3. That building elevation requirements have been determined by the Angleton Drainage District.
4. That the District assumes any responsibilities for construction, operation or maintenance of subdivision drainage facilities.

The District's review is based solely on the documentation submitted for review, and on the reliance of the report submitted by the Texas Registered Professional Engineer.

The District's review is not intended nor will serve as a substitution of the overall responsibility and/or decision making power of the party submitting the plat or plan herein, their or its principals or agents.

_____ _____
Chairman of the Board of Supervisors Board Member

_____
Board Member

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Courtney B. Just, P.E., do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

_____
Courtney B. Just, P.E.
Professional Engineer
No. 152415

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 6.469 acre (281,792 square feet) tract of land out of the T.S. Lee Survey Survey, Abstract No. 318 in Brazoria County, Texas, being out a called 154.6 acre tract described in the deed to Emptor Angleton, LLC and recorded under Clerk's File No. 2020013621 of the Brazoria County Official Public Records of Real Property; said 6.469 acre (281,792 square feet) tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83.

BEGINNING at 5/8–inch iron rod with cap stamped "Costello" found at the northeast corner of Restricted Reserve "D" as shown on the plat of Windrose Green Section 1, recorded under Plat number 2021062480 of the Brazoria County Plat Records and being the beginning of a curve to the left;

THENCE over and across said 154.6 acres the following 8 calls:

1. with said curve turning to the left, having a radius of 1530.05 feet, a chord bearing of South 80 Degrees 25 Minutes 41 Seconds East, a chord length of 102.87 feet and an arc length of 102.89 feet to the beginning of a curve to the right;
2. with said curve turning to the right, having a radius of 25.00 feet, a chord bearing of South 39 Degrees 42 Minutes 08 Seconds East, a chord length of 33.88 feet and an arc length of 37.22 feet;
3. South 02 Degrees 43 Minutes 22 Seconds West, a distance of 5.80 feet;
4. South 87 Degrees 30 Minutes 17 Seconds East, a distance of 60.00 feet to the beginning of a curve to the right;
5. with said curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 48 Degrees 02 Minutes 27 Seconds East, a chord length of 35.69 feet and an arc length of 39.75 feet to a point of reverse curve to the left;
6. with said reverse curve turning to the left, having a radius of 1530.00 feet, a chord bearing of South 88 Degrees 05 Minutes 35 Seconds East, a chord length of 89.68 feet and an arc length of 89.70 feet;
7. South 02 Degrees 51 Minutes 47 Seconds East, a distance of 912.58 feet;
8. South 87 Degrees 12 Minutes 46 Seconds West, a distance of 305.00 feet;

THENCE, North 02 Degrees 51 Minutes 47 Seconds West, continuing over and across said 154.6 acres and with the easterly line of said Restricted Reserve "D", a distance of 876.45 feet;

THENCE, North 02 Degrees 44 Minutes 45 Seconds East, continuing with said easterly line, a distance of 81.71 feet to the POINT OF BEGINNING, CONTAINING 6.469 acres (281,792 square feet) of land in Brazoria County, Texas;

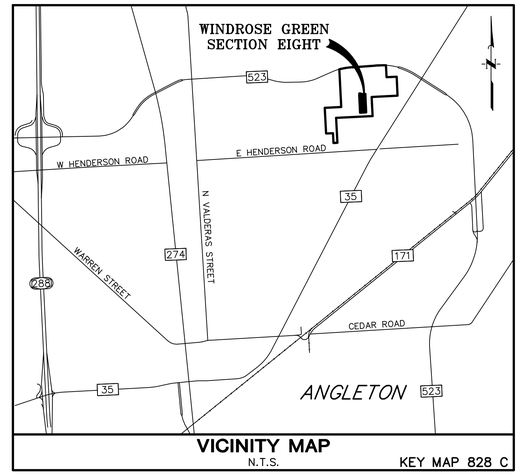
STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeromy A. Chandler, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

_____
Jeromy A. Chandler
Registered Professional Land Surveyor
No. 5755



VICINITY MAP
N.T.S. KEY MAP 828 C

APPROVED this _____ day of _____, 20___, by the Planning and Zoning Commission, City of Angleton, Texas.

_____
Chairman, Planning and Zoning Commission

APPROVED this _____ day of _____, 20___, by the City Council, City of Angleton, Texas.

_____
Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §
This instrument was acknowledged before me on the _____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

FINAL PLAT OF
WINDROSE GREEN
SECTION EIGHT

A SUBDIVISION OF 6.469 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

36 LOTS 2 RESERVES 2 BLOCKS

JULY 2025

OWNER
EMPTOR ANGLETON, LLC
a Texas limited liability company
4444 Westheimer Road, Suite G325
Houston, Texas 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

THE HEART OF BRAZORIA COUNTY ANGLETON

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 6/26/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE		PRELIMINARY		FINAL	
MINOR	☐	RESIDENTIAL	☐	RESIDENTIAL	☑
AMENDING/REPLAT	☐	COMMERCIAL	☐	COMMERCIAL	☐

Address of property: WINDROSE GREEN SEC 8 (SOUTH OF 523 IN THE WINDROSE SUBDIVSION AT THE CORNER OF PARKS EDGE LANE AND VOYAGE DRIVE)

Name of Applicant: MAYRA HERNANDEZ Phone: 832.913.4000

Name of Company: QUIDDITY ENGINEERING, LLC Phone: 832.913.4000

E-mail: MAHERNANDEZ@QUIDDITY.COM

Name of Owner of Property: EMPTOR ANGLETON, LLC A TEXAS LIMITED LIABILITY COMPANY

Address: 4444 WESTHEIMER ROAD, SUITE G325

Phone: 281.571.7007 E-mail: MAHERNANDEZ@QUIDDITY.COM

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) _____

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 27th day of June, 2025

AFREEN CHOWDHURY NOTARY PUBLIC STATE OF TEXAS ID 131556822 EXP. 06-05-2029

(SEAL)

_____
Notary Public for the State of Texas
Commission Expires: 06-05-2029

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) WINDROSE GREEN SEC 8 (SOUTH OF 523 IN THE WINDROSE SUBDIVSION AT THE CORNER OF PARKS EDGE LANE AND VOYAGE DRIVE)

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: MAYRA HERNANDEZ

ADDRESS: 2322 W. GRAND PARKWAY N., SUITE 150, KATY TX 77449

APPLICANT PHONE # 832.913.4000 E-MAIL: MAHERNANDEZ@QUIDDITY.COM

PRINTED NAME OF OWNER: Harris Masterson IV

SIGNATURE OF OWNER: _____ DATE: _____

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 27 day of June, 2025.

(SEAL)

AFREEN CHOWDHURY NOTARY PUBLIC STATE OF TEXAS ID 131556822 EXP. 06-05-2029

Notary Public for the State of Texas
Commission Expires: 06.05.2029

KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
111 E. Locust
Angleton, TX 77515
(979) 864-1320

Tax Certificate

Property Account Number:
03180031102

Statement Date:	04/03/2025
Owner:	EMPTOR ANGLETON LLC
Mailing Address:	% EMBER GROUP 4444 WESTHEIMER RD STE G325 HOUSTON TX 77027

Property Location: FM 523 & HENDERSON RD
Legal: A0318 T S LEE BLOCK 42 TRACT 31A-32-32A-32B-33-37-38-39 (OLIVER & BARROW SD) ACRES 60.546

TAX CERTIFICATE FOR ACCOUNT : 03180031102
AD NUMBER: 692094
GF NUMBER:
CERTIFICATE NO : 3378360

FEE : $10.00
DATE : 4/3/2025

COLLECTING AGENCY
Brazoria County
111 E. Locust
Angleton TX 77515

CURRENT VALUES 2024

APPRAISED VALUE: 1,178,220

EXEMPTIONS:

REQUESTED BY
QUIDDITY ENGINEERING LLC

2322 W GRAND PARKWAYSUITE 150
KATY TX 77449

TAX UNIT

ANGLETON - DANBURY HOSPITAL
ANGLETON DRAINAGE DIST. NO 1
ANGLETON ISD
BC EMERGENCY SERVICES #3
BRAZORIA COUNTY
PORT FREEPORT
SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 03180031102

CERTIFICATE NO : 3378360

TOTAL CERTIFIED TAX DUE 4/2025 : **$0.00**

Signature of Authorized officer of collection office

04/03/2025
Date

TAX CERTIFICATE

Jurisdiction
Rancho Isabella M.U.D.

Account Number
0318-0031-102

Property Owner and Address
EMPTOR ANGLETON LLC
% MOODY LAW GROUP
3003 W ALABAMA ST
HOUSTON, TX 77098-2001

Legal Description
A0318 T S LEE BLOCK 42 TRACT
31A-32-32A-32B-33-37-38-39 (OLIVER & BARROW SD)
ACRES 60.546
60.5460 Acres

This is to certify that after a review of the tax records of this office, the following taxes,penalties, and interest are due on the above-described property as of the date of this certificate:

Year	Base Tax	P & I	Atty Penalty	Total Due	Date Paid
2024	17,084.19	0.00	0.00	0.00	1/29/2025

If applicable:
1) This certificate does not reflect the potential of rollback taxes which may become due on properties receiving agricultural, open space or timber valuations before or after date of issuance.
2) This certficate does not cover property omitted from the appraisal roll as described under Tax Code Section 25.21. [Texas Tax Code Section 31.08(b)]

Michael H. Arterburn
Tax Assessor / Collector
Rancho Isabella M.U.D.

MICHAEL H. ARTERBURN
STATE OF TEXAS
TAX ASSESSOR-COLLECTOR

Date Of Issuance
3/27/2025

ANGLETON DRAINAGE DISTRICT

A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160

February 12, 2025

Quiddity Engineering
Attn: Ashlynn Ramelow, Design Engineer
601 Northwest Loop 410, Suite 453
San Antonio, Texas 78216

Re: Plat, Grading, Drainage and Detention Plan
Windrose Green Sections 7 & 8.

Dear Ms. Ramelow:

During the regular public meeting of the Angleton Drainage District held February 11, 2025, the Angleton Drainage Board of Supervisors unanimously approved the plat, grading, drainage and detention plan of Windrose Green Subdivision, Sections 7 & 8 as presented.

As presented, Section 7 consists of (60) sixty lots, 45-foot wide. Section 8 consists of (36) thirty-six 50-foot wide. The lots are being built up and will drain to the streets and into a storm sewer system that will then drain to the existing detention pond known as "Restricted Reserve D" as was designed in the original drainage plan.

If any structures are added to this site in the future, or revisions to the plat, grading, drainage and detention plan are made, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this plat, grading, drainage and detention plan in no way represents that Windrose Green Subdivision, Angleton, Texas has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the plat, grading, drainage and detention plan approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

David B. Spoor

David B. Spoor, Chairman
Angleton Drainage District Board of Supervisors

April 2, 2025

Mr. Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Windrose Green Section 8 Subdivision Improvement Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plans for the above referenced subdivision and offers the following comments:

General

1. A final plat is included in the construction planset; however, this is being provided for information purposes only. At the time of completion of the subdivision improvements or fiscal responsibility as noted in the Angleton LDC, a final plat shall be submitted for review and approval.
2. It is noted that the remaining sections of the proposed subdivision are subject to meeting requirements found in the Development and Utility Agreements with the City of Angleton such as utility capacity. Coordination shall be made for compliance with these requirements prior acceptance of the subdivision improvements.
3. Approval from referral agencies such as Brazoria County Engineering and Angleton Drainage District (A.D.D.) shall be provided prior to commencing construction.
4. A preconstruction meeting will be required for the proposed improvements.
5. All applicable permits shall be coordinated by the Contractor prior to commencement of construction.
6. Any revisions to the approved plansets shall be submitted to the City of Angleton for review and approval prior to the revisions being constructed.

Sheet 14 of 26 – Sanitary Sewer & Water Details

1. Confirmation shall be made Angleton PW on dual service lines/dual meters using a "U-branch". The revised drawings show a proposed tee; however, a "U-branch" fitting has been used in previous construction. Please revise accordingly and resubmit with the issued for construction planset.

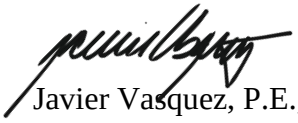
hdrinc.com 4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

HDR Engineering, Inc. (HDR) offers no objection to the proposed Windrose Green Section 8 Subdivision Improvement Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

Attachments

Matt Hanks, P.E.
COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1265
Office

Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Barbara X. Martinez, P.E.,
STAFF ENGINEER

(979) 864-1270
Fax

BRAZORIA COUNTY ENGINEERING
451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

April 29, 2025

Ashlynn Ramelow
Quiddity
Via Email: aramelow@quiddity.com

RE: Construction Plan Review: Windrose Section 8 :Angleton, TX 77515

Dear Ashlynn Ramelow:

Brazoria County has completed the review of the above referenced revised plans as provided on April 162025 The County has offers no objection.

This Letter of No Objection is for Construction Plan approval only. It is the applicants responsibility to apply for all other proper permits required by Brazoria County. These permits must remain posted onsite during the construction for this project.

If construction has not begun one year from issue date, this approval is null and void.

Best Regards,

Megan Cook

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of the Ashland Street Dedication Section 7.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY. This is a request for approval of the Preliminary Plat of the Ashland Street Dedication Section 7 (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, as part of a development agreement and SPA (Strategic Partnership Agreement), which establishes standards for the Ashland Development. Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.

For roads, the construction of which are governed by the pending development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

Staff and City Engineering Review:

The Preliminary Plat of the Ashland Street Dedication Section 7 was forwarded to the City Engineer who submitted the textual comments that were later corrected by the applicant.

The P&Z Commission reviewed the plat, which was cleared of all conditions, and voted unanimously 6-0 to forward it to the Preliminary Plat to Council for final consideration.

Recommendation

The Planning and Zoning Commission recommends approval of the Preliminary Plat for Ashland Street Dedication Section 7, subject to any required referral agency approvals, and forwards it to the City Council for final action and consideration.

THE HEART OF BRAZORIA COUNTY
ANGLETON

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 7/10/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE		PRELIMINARY		FINAL	
MINOR	☐	RESIDENTIAL	☑	RESIDENTIAL	☐
AMENDING/REPLAT	☐	COMMERCIAL	☐	COMMERCIAL	☐

Address of property: _____

Name of Applicant: Jacob Gurrero Phone: 281-377-6376

Name of Company: META Planning + Design Phone: 281-810-1422

E-mail: jguerrero@meta-pd.com

Name of Owner of Property: Ashton Grey Development

Address: 101 Parklane Blvd, Suite 102, Sugar Land, Texas 77478

Phone: 281-377-6376 E-mail: jguerrero@meta-pd.com

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) _____

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 10th day of July, 2025.

(SEAL)

Madysyn Abbygale Anderson
My Commission Expires
2/19/2029
Notary ID135502818

Notary Public for the State of Texas
Commission Expires: 02/19/2029

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) see attached metes and bounds description

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Jacob Guerrero

ADDRESS: 24285 Katy Freeway, Suite 525, Katy, Texas

APPLICANT PHONE # 281-377-6376 E-MAIL: jguerrero@meta-pd.com

PRINTED NAME OF OWNER: Sudharshan Vembutty

SIGNATURE OF OWNER: [signature] DATE: 08/01/24

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 1 day of August, 20 24.

(SEAL)

KAIF SORATHIA
Notary ID #134888683
My Commission Expires
May 7, 2028

[signature]
Notary Public for the State of Texas
Commission Expires: May 7 2028

QUIDDITY

3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

July 8th, 2024

Sudharshan Vembutty
Leander Land Holdings I LLC
101 Parklane Blvd, Suite 104
Sugar Land, Texas 77478

Re: City of Leander
Attn : Development Services
201 N. Brushy Street
Leander, Texas 78641

To whom it may concern:

Sincerely,

Sudharshan Vembutty
Manager

APPROVED BY:

VL
Signature

Sudharshan Vembutty, ~~President~~ Manager
Name and Title (Printed)

08/01/24
Date

State of Texas County of Fort Bend

Before me, (insert the name and character of the officer), on this day personally appeared Sudharshan Vembutty, ~~Pres~~ Manager known to me (or proved to me on the oath of or through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1 day of August, 2024.

(Personalized Seal)

KAIF SORATHIA
Notary ID #134888683
My Commission Expires
May 7, 2028

Kaif Sorathia
Notary Public's Signature

PROJECT SUMMARY FORM

Address of property _____

The subject property fronts _____ feet on the east side of FM 521

Depth: _____ Area: _____ Acres: _____ square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):

The purpose of the requested plat is to submit Ashland Street Dedication Section 7 to create ROW.

Is this platting a requirement for obtaining a building permit? _____ YES X NO

INDICATE ADDITIONAL INFORMATION THAT WILL ASSIST WITH THE REVIEW OF THIS APPLICATION.

Name: Jacob Guerrero Date: 07/10/2025

OFFICE USE ONLY:

*Date received:*_____*By:*_____

Type of Plat: _____

Description of individual charges:

_____

_____

_____

*Total Fee Received:*_____*By:* _____

*Proof of taxes received:*_____*Yes If no, explain:* _____

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

*Received Preliminary Plat on:*_____*by* _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

*City Council meeting date:*_____

FINAL PLAT MEETINGS:

*Received final plat on*_____*by* _____

*Reviewed by Staff on*_____*by* _____

Planning & Zoning meeting date: _____

*City Council meeting date:*_____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____

August 8, 2025

Mr. Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Ashland Street Dedication #7 Preliminary Plat Review – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the following comments:

Preliminary Plat

1. It is noted that approval from any applicable Referral Agencies such as Brazoria County shall be provided for the associated subdivision improvements and final plat.
2. Construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Street Dedication #7 Preliminary Plat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Land Surveyor registered to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)
Attachments

hdrinc.com 4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WILDROCK HOLDINGS, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Street Dedication 7, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion. but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ___ day of _____, _____.

_____
Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

_____
Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshan, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

_____
William A.C. McAshan, P.E.
Professional Engineer

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

APPROVED this _____ day of _____, 20_____ by the Planning and Zoning Commission, City of Angleton, Texas.

_____
Bill Garwood, Chairman, Planning and Zoning Commission

APPROVED this _____ day of _____ 20_____ by the City Council, City of Angleton, Texas.

_____
John Wright, Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §
This instrument was acknowledged before me on the _____ day of _____, 20____, by _____, City of Angleton, on behalf of the City.

LEGEND:
"AC." INDICATES ACREAGE.
2.) "R.O.W." INDICATES RIGHT-OF-WAY.
3.) "P.O.B." INDICATES POINT OF BEGINNING.
4.) "VOL." INDICATES VOLUME.
5.) "PG." INDICATES PAGE.
6.) "ⓧ" INDICATES BLOCK NUMBER.
7.) "Ⓐ" INDICATES RESERVE NUMBER.

LINE TYPE LEGEND
PLAT BOUNDARY
UTILITY EASEMENT, 1' RESERVE
CENTER LINE
EXISTING SECTION BOUNDARY

GENERAL NOTE:
1.) "U.E." INDICATES UTILITY EASEMENT.
2.) "1' RES." INDICATES ONE FOOT RESERVE. dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
4.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
6.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
7.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
8.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
9.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
10.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
11.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
13.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
14.) "●" PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
15.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82. CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

LINE TABLE

LINE	DISTANCE	BEARING
L1	90.00'	S 46°27'26" W
L2	120.00'	N 44°33'40" W
L3	90.00'	S 45°26'20" W
L4	77.75'	S 45°26'20" W
L5	120.00'	S 34°28'35" W
L6	77.73'	N 45°26'20" E
L7	156.45'	S 44°33'40" E
L8	217.42'	S 45°26'20" W

CURVE TABLE

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	91°01'06"	39.71'	S 89°03'07" E	35.67'
C2	25.00'	90°00'00"	39.27'	S 00°26'20" W	35.36'
C3	25.00'	90°00'00"	39.27'	N 89°33'40" W	35.36'
C4	2060.00'	79°02'15"	2841.70'	S 84°57'28" W	2621.68'
C5	1940.00'	79°02'15"	2676.16'	N 84°57'28" E	2468.96'
C6	25.00'	89°09'20"	38.90'	N 00°51'40" E	35.09'
C7	795.00'	00°10'26"	2.41'	N 43°37'47" W	2.41'
C8	750.00'	01°01'06"	13.33'	S 44°03'07" E	13.33'
C9	2000.00'	79°02'15"	2758.93'	S 84°57'28" W	2545.32'

STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
ASHLAND BOULEVARD	2,976.35'	120'	LOCAL
SAPPHIRE SPRINGS TRAIL	169.78'	VARIES	LOCAL

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 8.32 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021065145 of the Official Public Records of Brazoria County (OPRBC); said 8.32 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the south end of a cutback at the east corner of the intersection of Ashland Boulevard, dedication of which is recorded in Plat No. 2025012903 of the OPRBC and Sapphire Springs Trail, dedication of which is recorded in Plat No. 2025019956 OPRBC, said iron rod also being in a south line of Restricted Reserve "A" of Ashland Street Dedication Section 2, plat of which is recorded in Plat No. 2025019956 OPRBC at the beginning of a curve to the left; from which a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") bears North 09°16'18" West, 34.83 feet at the north end of said cutback;

THENCE, along the south line of said Restricted Reserve "A" and along the arc of said curve to the left having a radius of 1940.00 feet, a central angle of 79°02'15", an arc length of 2676.16 feet, and a long chord bearing North 84°57'28" East, 2468.96 feet to a point for corner;

THENCE, North 45°26'20" East, 77.73 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 89°09'20", an arc length of 38.90 feet, and a long chord bearing North 00°51'40" East, 35.09 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 795.00 feet, a central angle of 00°10'26", an arc length of 2.41 feet, and a long chord bearing North 43°37'47" West, 2.41 feet to a point for corner in the south line of proposed Ashland Street Dedication Section 6;

THENCE, North 46°27'26" East, along the south line of proposed Ashland Street Dedication Section 6, 90.00 feet to a point at the beginning of a non-tangent curve to the left in a south line of proposed Ashland Section 8;

THENCE, along a south line of proposed Ashland Section 8 and along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 91°01'06", an arc length of 39.71 feet, and a long chord bearing South 89°03'07" East, 35.67 feet to a point for corner;

THENCE, South 44°33'40" East, 120.00 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 00°26'20" West, 35.36 feet to a point for corner;

THENCE, South 45°26'20" West, 90.00 feet to a point at the beginning of a non-tangent curve to the left;

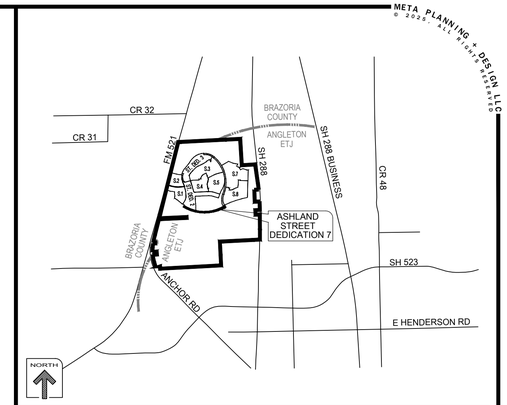
THENCE, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 89°33'40" West, 35.36 feet to a point for corner;

THENCE, South 45°26'20" West, 77.75 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 2060.00 feet, a central angle of 79°02'15", an arc length of 2841.70 feet, and a long chord bearing South 84°57'28" West, 2621.68 feet to a point for corner;

THENCE, North 34°28'35" East, 120.00 feet to the POINT OF BEGINNING, CONTAINING 8.32 acres of land in Brazoria County, Texas.

1. .



Vicinity Map (not to scale)

NORTH

META PLANNING + DESIGN © 2025. ALL RIGHTS RESERVED

A PRELIMINARY PLAT OF

ASHLAND
STREET DEDICATION 7
BEING 8.32 ACRES OF LAND

OUT OF THE
SHUBAEL MARSH SURVEYS, A-82
BRAZORIA COUNTY, TEXAS

OWNER:
WILDROCK HOLDINGS, LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
3100 ALVIN DEVANE BLVD #150
AUSTIN, TEXAS 78741
(512) 441-9493

SURVEYOR
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPELS Firm Registration No. 10046104

PLANNER:
META PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

REV: AUGUST 1, 2025

MTA-78006

META PLANNING + DESIGN LLC
© 2025, ALL RIGHTS RESERVED

LINE TABLE

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C9	2000.00'	79°02'15"	2758.93'	S 84°57'28" W	2545.32'

LEGEND:

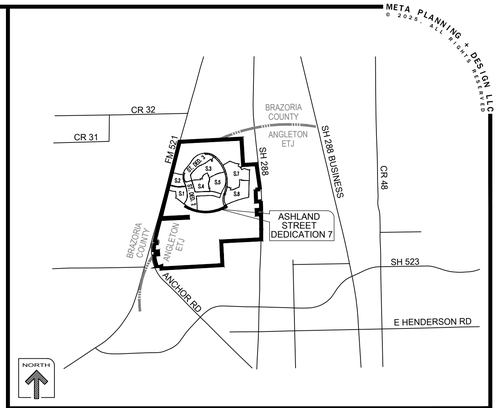
"AC." INDICATES ACREAGE.
2.) "R.O.W." INDICATES RIGHT-OF-WAY.
3.) "P.O.B." INDICATES POINT OF BEGINNING.
4.) "VOL." INDICATES VOLUME.
5.) "PG." INDICATES PAGE.
6.) "(2)" INDICATES BLOCK NUMBER.
7.) "[A]" INDICATES RESERVE NUMBER.

LINE TYPE LEGEND

PLAT BOUNDARY
UTILITY EASEMENT, 1' RESERVE
CENTER LINE
EXISTING SECTION BOUNDARY

STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
ASHLAND BOULEVARD	2,976.35'	120'	LOCAL
SAPPHIRE SPRINGS TRAIL	169.78'	VARIES	LOCAL



Vicinity Map (not to scale)

NORTH

P.O.C.
SAPPHIRE SPRINGS TRAIL (70'R.O.W.)
FOUND 3/4-INCH IRON ROD WITH CAP STAMPED "QUIDDITY ENG PROPERTY CORNER"
P.O.B.
N:13644467.22
E:3095556.74
N:13644368.29
E:3095488.81
ASHLAND STREET DEDICATION TWO PLAT No. 2025019956 O.P.R.B.C.
ASHLAND STREET DEDICATION ONE PLAT No. 2025012903 O.P.R.B.C.
RESTRICTED RESERVE "A" DETENTION/DRAINAGE/ TRAILS
RESTRICTED RESERVE "B" REC CENTER
FUTURE DEVELOPMENT
PROPOSED ASHLAND SECTION EIGHT
PROPOSED ASHLAND STREET DEDICATION
SAPPHIRE SPRINGS TRAIL (70'R.O.W.)
N:13644837.60
E:3098105.63
N:13644751.51
E:3098255.50
ASHLAND BOULEVARD (120'R.O.W.)
1'Reserve
S 47°05'35" W
100.43'
SHUBAEL MARSH SURVEY ABSTRACT 82
GEORGE ROBINSON LEAGUE ABSTRACT 126
J.M. CLOUD SURVEY ABSTRACT 169

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF

ASHLAND
STREET DEDICATION 7
BEING 8.32 ACRES OF LAND

OUT of THE
SHUBAEL MARSH SURVEYS, A-82
BRAZORIA COUNTY, TEXAS

OWNER:
WILDROCK HOLDINGS, LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
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3100 ALVIN DEVANE BLVD #150
AUSTIN, TEXAS 78741
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SURVEYOR
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SCALE: 1" = 100'
0 100 200

REV: AUGUST 1, 2025

MTA-78006

THE HEART OF BRAZORIA COUNTY

ANGLETON

STAFF REPORT

PARKS & RECREATION

Parks & Recreation Monthly Report

Parks - FUND 01-550

1. **SCOREBOARD INSTALLATION:** Completed
2. **ANDERSON FENCE REPAIRS (FEMA):** Completed
3. **ROOF REPAIRS (FEMA):** Submitting PO and down payment for repairs to Freedom Park Concession Stand. Work anticipated to begin in September. Bates Park roofing quote resubmitted to FEMA due to inadequate funding.
4. **BG Peck Field 10 & 11 Lights**: Staff replacing crossarm wire due to faulty wiring. Scheduled to be completed by the end of August.
5. **TREE MITIGATION (EMBER GROUP):** Parks and Development Services are planning to re-engage conversations with HDR before sending the proposal through P&Z for comments. Once P&Z provides recommendations, staff will bring it to City Council.

Angleton Recreation Center - FUND 60

1. **HVAC REPAIRS:** RTU-2 condenser coil and compressor replacement are in progress. RTU-1 fan motor was replaced but waiting on VFD parts to finalize repair. RTU-5 economizer and ignition board repairs approved but waiting on scheduling.
2. **NON-PEAK SEASON:** Non-peak season hours take effect August 18th, in alignment with the AISD schedule. Non-peak pool hours are 5:30 to 11:30 AM from 4:30 to 7:30 PM, Monday through Thursday. On Fridays, the pool is closed in the morning due to staffing shortage but will open from 4:30 to 7:30 PM. The large slide will be open in the evening and on weekends.
3. **FACILITY SIGNAGE AND RULES**: Branded pool signs were printed and hung in July. Staff are bringing proposed ARC Rule revisions to the Parks Board for comments.
4. **FIRE PANEL REPAIRS:** Summit is scheduled to replace a faulty sensor in the men's locker room and troubleshoot the gym sensors to restore full facility monitoring.
5. **PROMOTING PROGRAMS:** Back-to-School Splash event due to low registration. Working on new membership promotion calendar to engage community and encourage new member registration and renewals
6. **WINDOW SEALS (FEMA):** Staff are finalizing quotes to determine if appropriate funding is available to complete this project.
7. **STAFFING:** 2 vacant full-time positions. Actively recruiting morning lifeguards.

Recreation - FUND 50

1. **MARKETING AND COMMUNICATIONS**
    - The fall/winter postcard mailout was sent in mid-August. The digital playbook has been posted online with registration set to open on September 4 for fall/winter programs and events.
    - Angleton Parks & Rec plans to host a booth at the Sept 19th Concert in the Park to promote fall/winter programs and events.

2. **CAMPS & REC PROGRAMS**
    - Camp Heatwave averaged 35 campers weekly for the last 4 weeks of camp.
    - The Youth Volleyball League ended on July 19.
    - Road Warriors Track Camp partnered with Lake Jackson Parks & Rec to host two joint track meets in Angleton. We would like to continue this partnership next summer. Camp ended July 31.
    - Off Da Block Houston basketball camp took place June 30 - July 3 at the ARC with 11 registered participants.
    - A Royal "Tea" Party is being planned for August 25 to teach children 3 - 5 years manners and table setting while also having a fun afternoon.
    - A public CPR class will be held on the evening of September 24.
3. **SENIOR PROGRAMS**
    - 13 participants attended a trip to Schulman's Movie Grill on 7/9.
    - Lunch Bunch took 17 participants to La Casona in Angleton.
    - 24 participants attended the Lunch & Learn tour of the AISD CTE Building.
    - Silver Hearts Monthly Drop in Program Totals:
        i. Bingo 145 participants | Bean Bag Baseball 27 participants | Chair Volleyball 55 participants | Monthly Potluck had 14 participants
    - 15 participants went to Pearland's Knapp Activity Center to play their seniors in chair volleyball and bean bag baseball.
    - Staff are preparing for the annual Silver Hearts Summer Party to take place 8/20.
4. **EVENTS**
    - Movie on the Lawn took place on July 26, featuring Disney's *Mufasa*. Location changed to the Rec Center due to predicted inclement weather. We had a presenting sponsor, Mega Realty, who sponsored the event. We hosted about 45 guests.

Parkland Dedication - FUND 96

1. **BATES PARK PICKLEBALL COURTS:** Completed. Staff are working on improving road accessibility. Estimated completion in September
2. **DOWNING TENNIS COURT LINES:** - Project complete. Planning to hang new signage by the end of August.
3. **LAND ACQUISITION:** Completed, Park staff mowed areas that were accesable. Staff contacted legal to determine action to be taken on removal of previous owners possessions.
4. **ANGLETON PARK PLACE:** Fee in Lieu of payment of $47,150 is anticipated to be received by the end of the fiscal year.

Angleton Better Living Corporation - FUND 40

1. **2024 ABLC BOND:** Funds $4M
    - Abigail Arias Park - 90% review of Design Development (DD) complete. 100% DD due by the end of August. Meeting with Communications in September to discuss Corporate Sponsorship campaign.
    - BG Peck Soccer Complex LED Field Lighting: Complete

- BG Peck Soccer Complex Grading: HDR is finalizing design documents for phased approach. Design plan and OPC schedule to be presented to ABLC at rescheduled meeting in September.
- Freedom Park Improvements: Burditt has provided 60% Construction Documents (CD) which have been reviewed by staff and ALL. 90% CD are due for review by the end of August.
- Texian Trail Drainage: Public Works continues to work with the contractor on this project. Staff are working with the contractor to navigate several project delays and continue to push toward a mid-September completion date.
- Angleton Recreation Center:
  - Current projects focus
    - Natatorium small play feature installation: tentative install Nov/Dec
    - Pool plaster/tiles, decking, and facility painting; Tentative Nov/Dec
    - Exhaust fans and garage door replacement: TBD
    - Multipurpose Room Renovations (flooring, window shades, lighting, painting) - collecting updated quotes
    - Gymnasium flooring - collecting updated quotes
    - Hot Water Boiler - collecting updated quotes

2. **FREEDOM PARK PASSIVE AREA DESIGN:** The Director has requested an updated estimate of probable cost for discussion at ABLC meeting rescheduled for September.
3. **BATES PARK FIELD #6:** Staff are working on an Opinion of Probable Cost to add a 6th field to Bates Park and on a recently acquired land gift from ASID. Staff plan to present it to ABLC at the September meeting.

Keep Angleton Beautiful - FUND 13

1. **KEEP TEXAS BEAUTIFUL:** Staff is working to coordinate a kick off meeting for GCAA project ideas in August.
2. **BOX WRAPS:** Staff are working on a potential sponsorship program to support box wraps installation and maintenance.

GRANTS

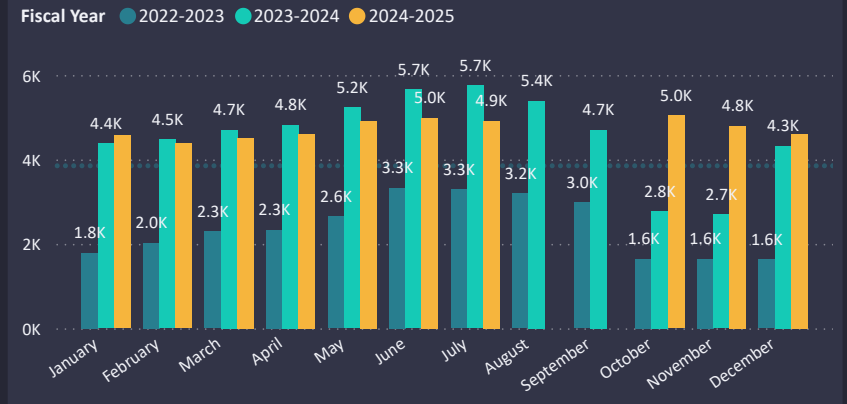
1. **TPWD Non-Urban Outdoor Grant** - Abigail Arias Park (50/50 match funded by 2024 ABLC Bond): Agreements officially signed June 1st.
2. **TPWD Non-Urban Indoor Grant** - Angleton Recreation Center (50/50 match funded by 2024 ABLC Bond): Agreements officially signed June 1st.
3. **HGAC Solid Waste Grant** (100% reimbursement): Original grant amount was $23,055. H-GAC offered the opportunity for additional funding; increasing the grant funding by 25% to a total of $28,818.75 to cover additional events costs.

THE HEART OF BRAZORIA COUNTY
ANGLETON

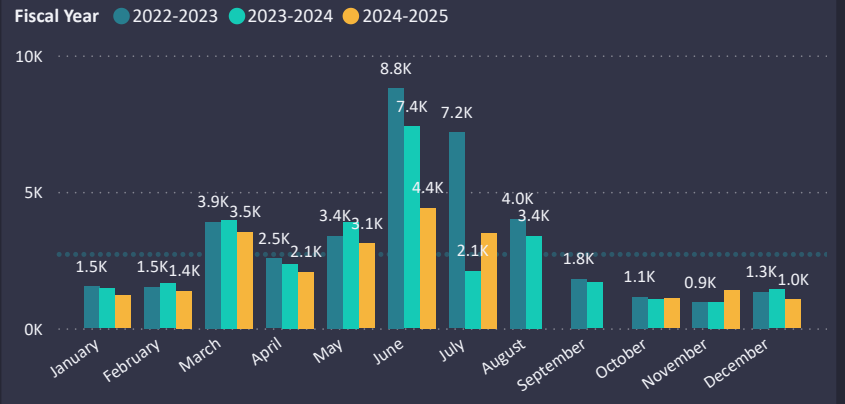
ARC Membership & Day Pass Performance

Select Fiscal Year
- [ ] 2022-2023
- [ ] 2023-2024

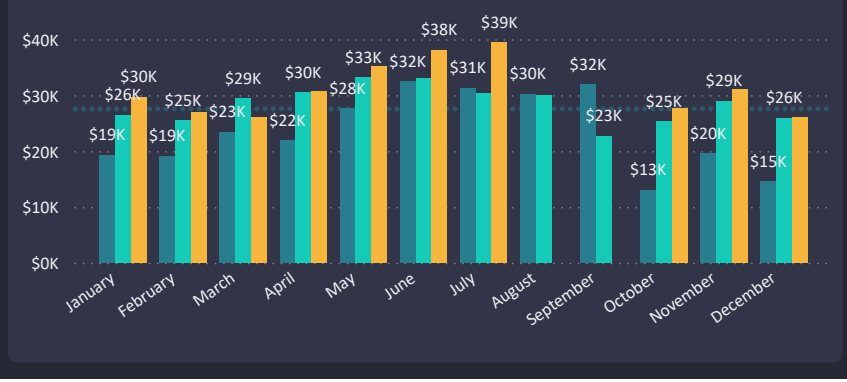
Membership Sales QTY by Month



Day Pass Sales QTY by Month



Total Membership Revenue by Month



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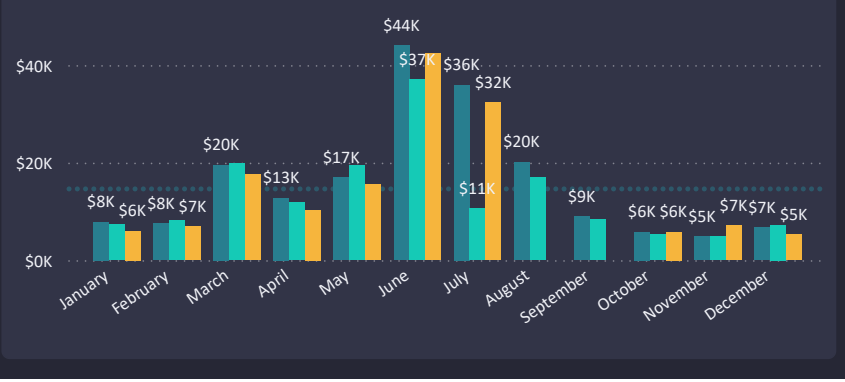
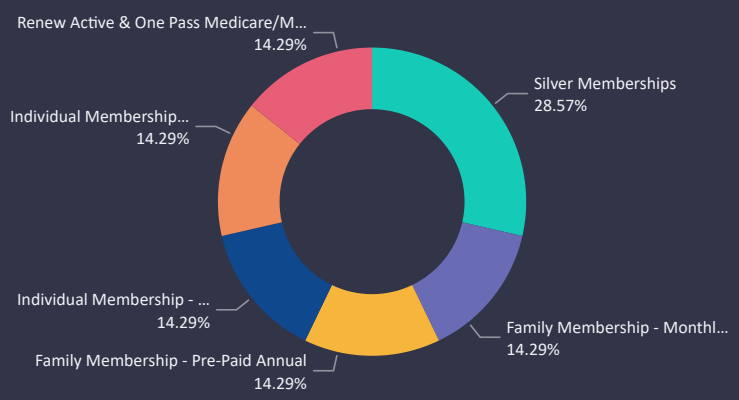


THE HEART OF BRAZORIA COUNTY
ANGLETON

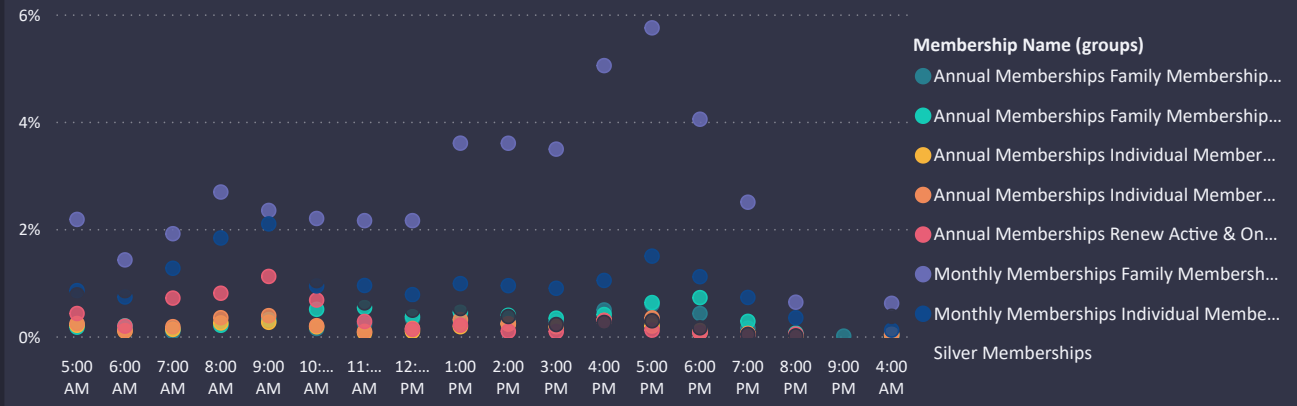
ARC Attendance

Select Fiscal Year
☐ 2024-2025

Distribution of Membership Account Types



ARC Membership Check-Ins by Time of Day



Membership Sales Info.

1350
Total Households

6268
Transaction QTY.

$310,874...
Total FY Revenue

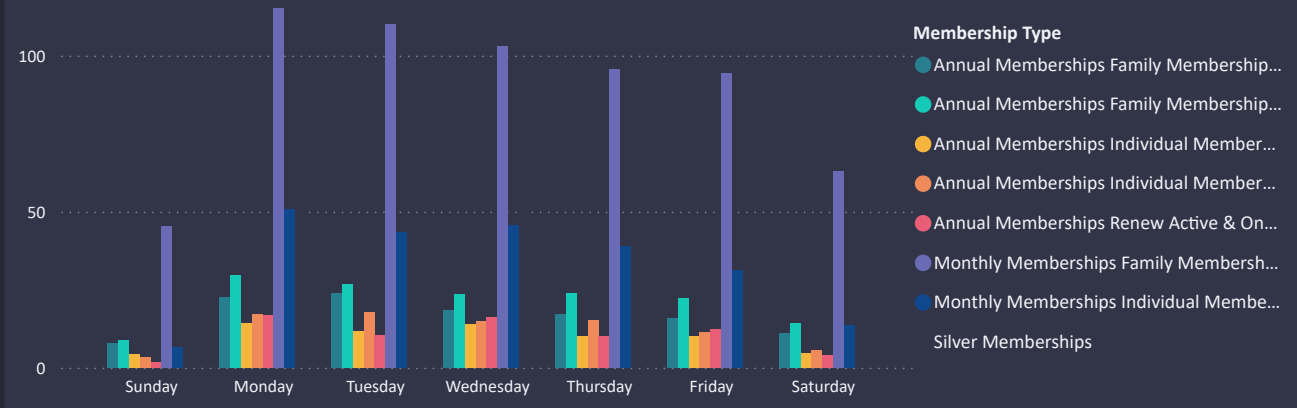
Membership Usage Info.

57410
Total Member Visits

3605
Unique Member Visits

15.93
Average Visits per Individual

ARC Average Membership Check-Ins by Day of the Week

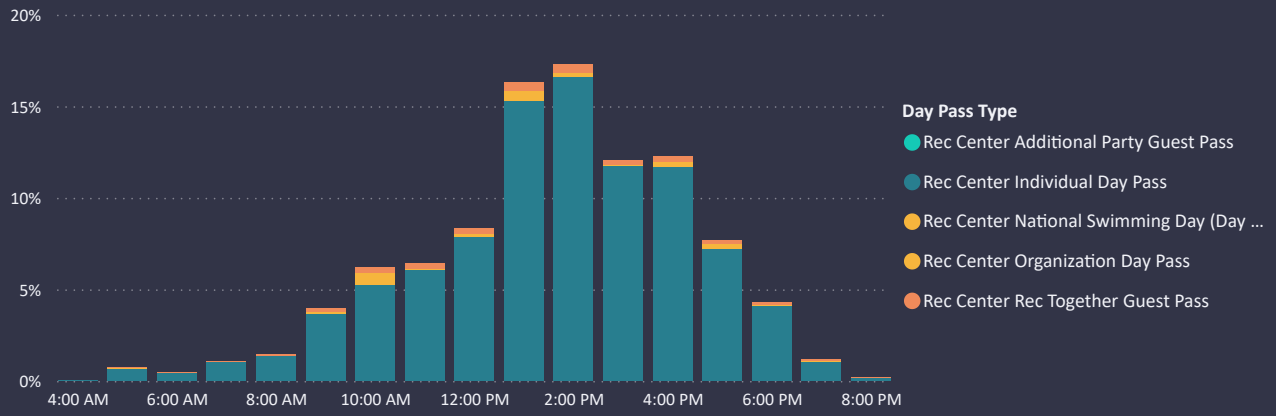


THE HEART OF BRAZORIA COUNTY
ANGLETON

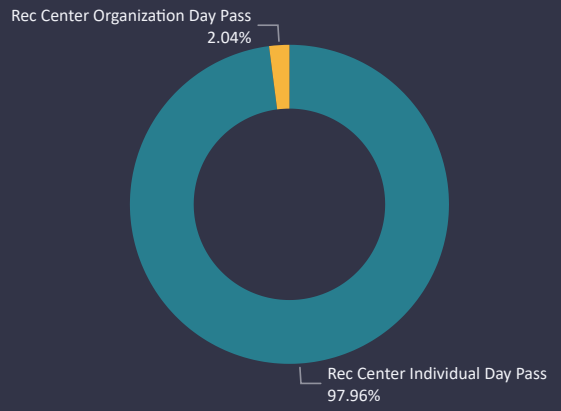
ARC Day Pass Sales

Select Fiscal Year
☐ 2024-2025

Day Pass Sales by Time of Day and Category



Quantity by Day Pass Type



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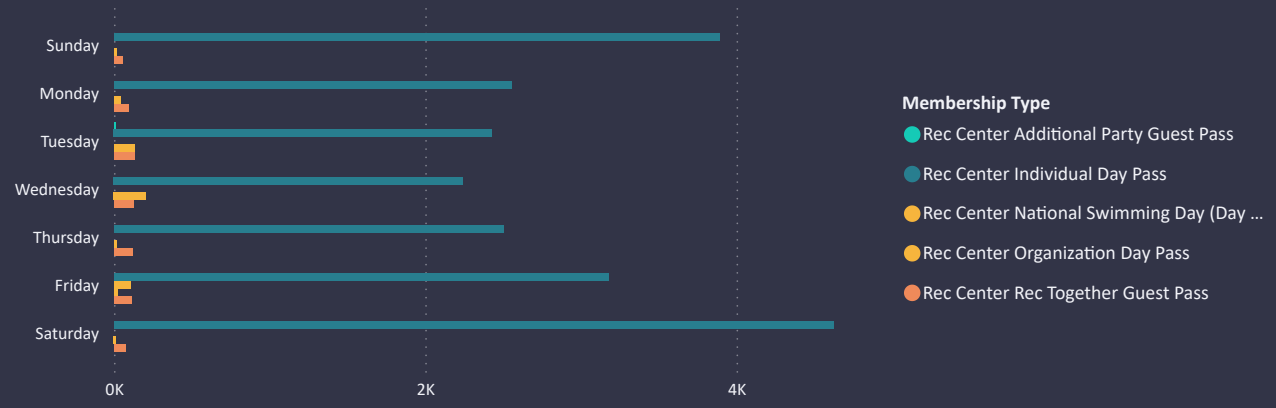


Day Pass Sales Info.

22694
Quantity

4543
Count of User

$149,028
Total

Day Pass Revenue by Day

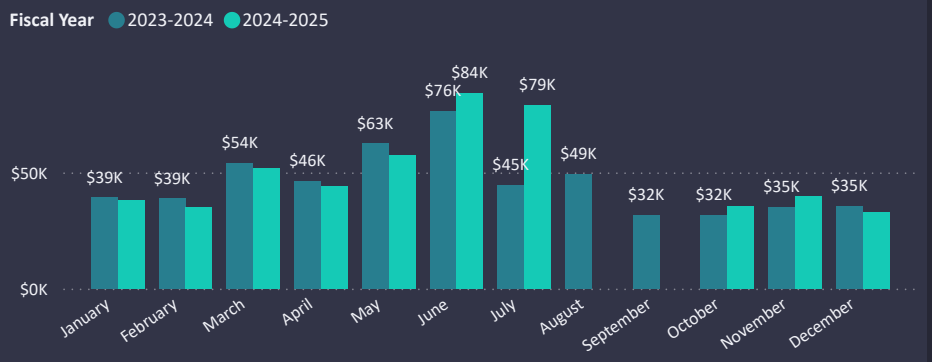
Day Name	Total
Sunday	$24,865
Monday	$18,030
Tuesday	$18,770
Wednesday	$17,850
Thursday	$18,465
Friday	$21,890
Saturday	$29,158
Total	**$149,028**

THE HEART OF BRAZORIA COUNTY
ANGLETON

ARC Revenue Performance

Select Fiscal Year
- [ ] 2023-2024
- [ ] 2024-2025

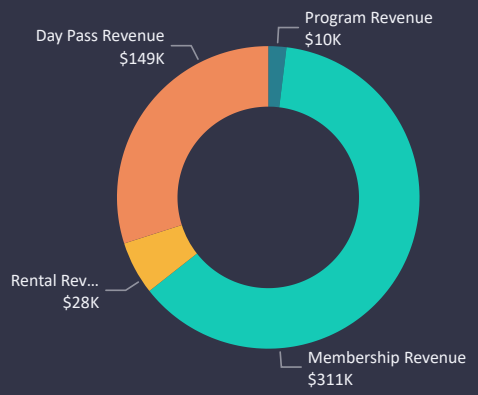
Total Angleton Recreation Center Revenue



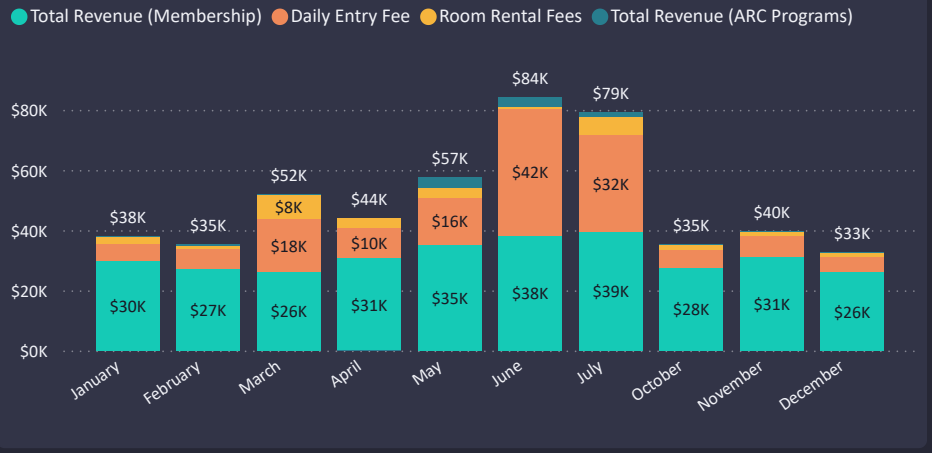
FY 24-25 ARC Total & Goal

$498,051
Goal: $556,892

Revenue Breakdown



Revenue by Category



Membership Revenue

Program Revenue

Day Pass Revenue

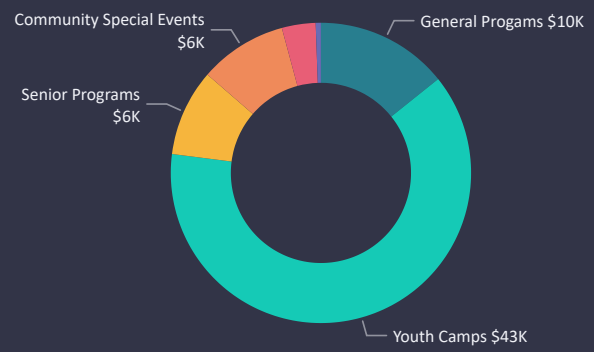
Rental Revenue

THE HEART OF BRAZORIA COUNTY
ANGLETON

Recreation Division Revenue Performance

Select Fiscal Year
- [ ] 2023-2024
- [ ] 2024-2025

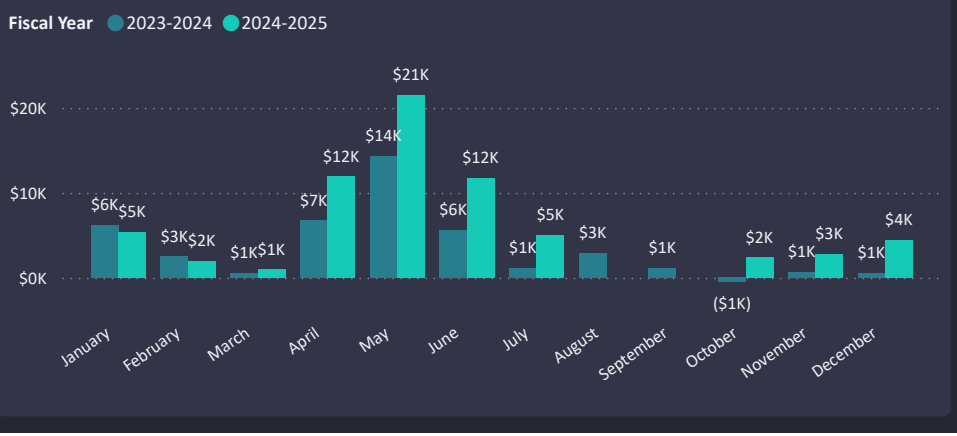
Sales Revenue Breakdown



FY 24-25 Recreation Total & Goal

$68,088
Goal: $66,741

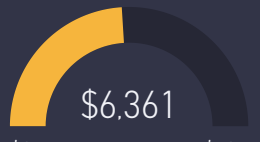
Recreation Monthly Revenue Totals



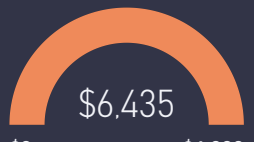
General Programs

Youth Camps

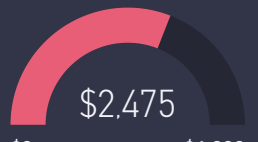
Senior Programs



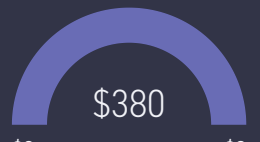
Events



Father Daughter



Misc. Programs



PUBLIC WORKS

Public Works

July 2025

PRIORITY PROJECTS

1. **Lift Station #8 Sanitary Sewer Rehabilitation:** Bids were opened at the end of July. The lowest bidder was King Solutions Services LLC at $821,310. Total construction funds for this project are $1,434,320. This puts the low bidder $613,010 below the available funding. Staff are bringing this to council on August 26th for a decision on whether to move forward, or re-bid with extra work scope.

2. **Lift Station #24 Sanitary Sewer Rehabilitation:** Plans of 75% were sent to staff for review on Aug 11th. Once these are completed HDR can complete the final design and move to the bidding stage.

3. **Schneider Electric IGA/WWTP Improvements:** Audit has finally ended and will be presented at the Aug 26th council meeting. Next steps will be to work towards getting CO and reimbursement resolutions to council to fund the project. Once these are completed, long lead time items can be ordered.

4. **Meter Exchange Project**: Survey was completed on July 12th. This has been reviewed by Aquametric, and there will be follow-up questions about certain meters sent over to us. Once these are answered, they can move forward with scheduling the exchanges of these meters.

5. **Texian Trail Drainage Project**: Contractors ran into utility conflicts at the south end of the project, a water line and a gas line that had to be moved to continue installing the pipe according to plan. Due to this, and rain events, the project has been pushed to September 13th for completion.

6. **Street Bond Package III (Parish/Sliver Saddle)**: We are still awaiting confirmation from CenterPoint and Comcast on their construction dates. Once these are known the bidding process will begin. Construction will begin on Silver Saddle due to the gas line construction on N Parrish.

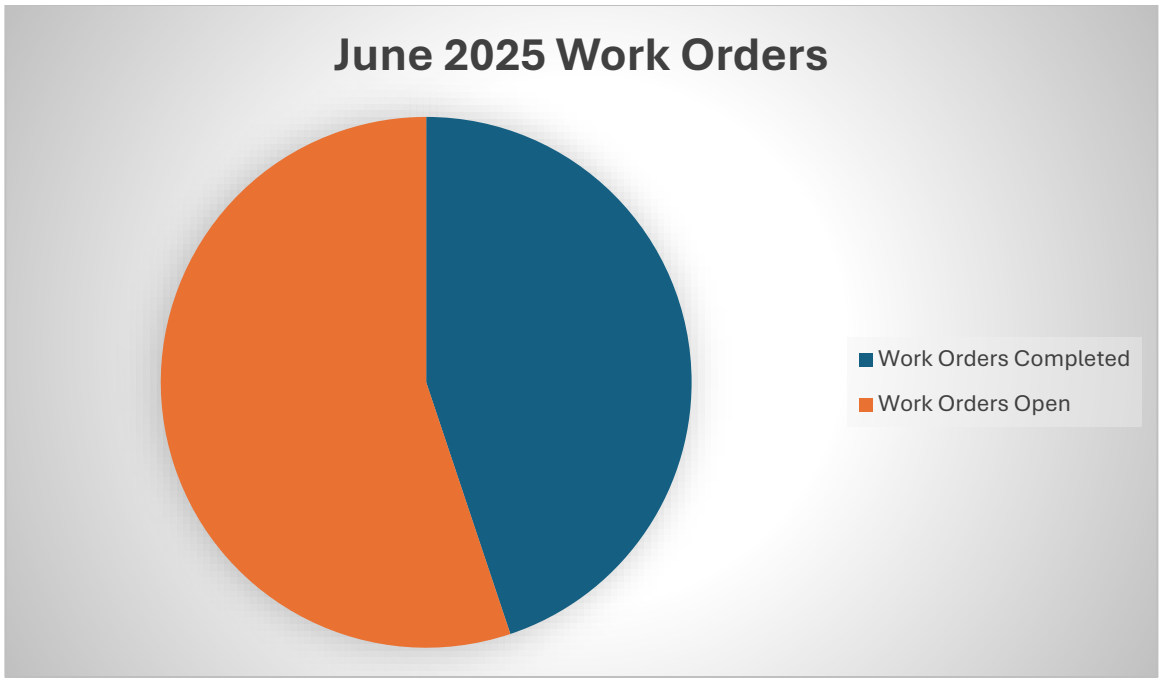
7. **Brazoria County Overlays (Interlocal) 24-25FY:** We received the interlocal agreement letter from the county for the 25-26FY. Once this is completed, we will begin the selection process. My initial thoughts are rebuilding of Gifford Rd, Gifford Lane, and/or Western Ave.

8. **288B Utility Improvements:** The last update from TXDOT was that this project had had a delay in funding. Until this is rectified, we will not see plans for improvements to determine if the city wants to move forward with this project.

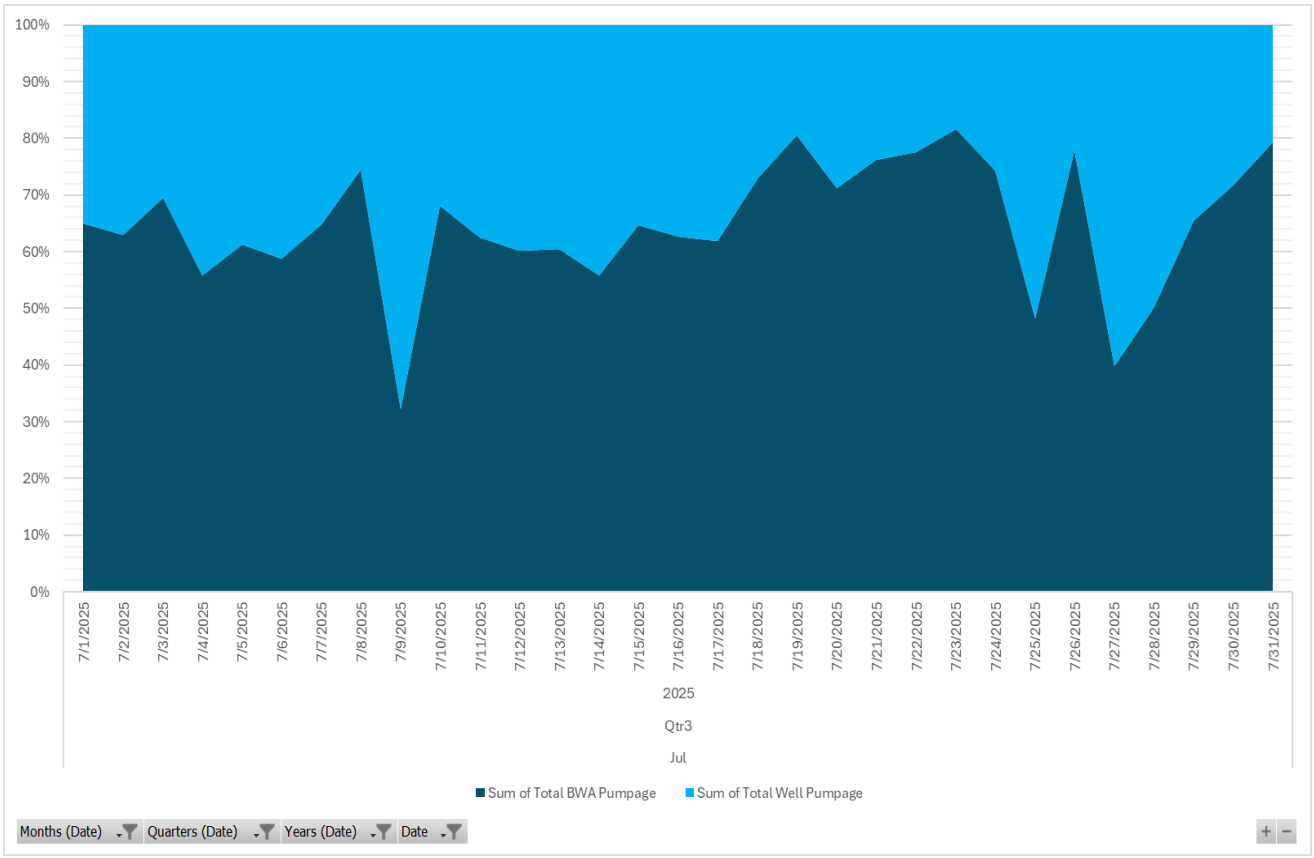
9. **Lead Service Line Inventory:** the PIF sent to TWDB for funding on the replacements was received by the state. We will begin working on a plan to begin replacing service lines with city resources as a contingency if not funded.

MONTHLY REPORT TOPICS

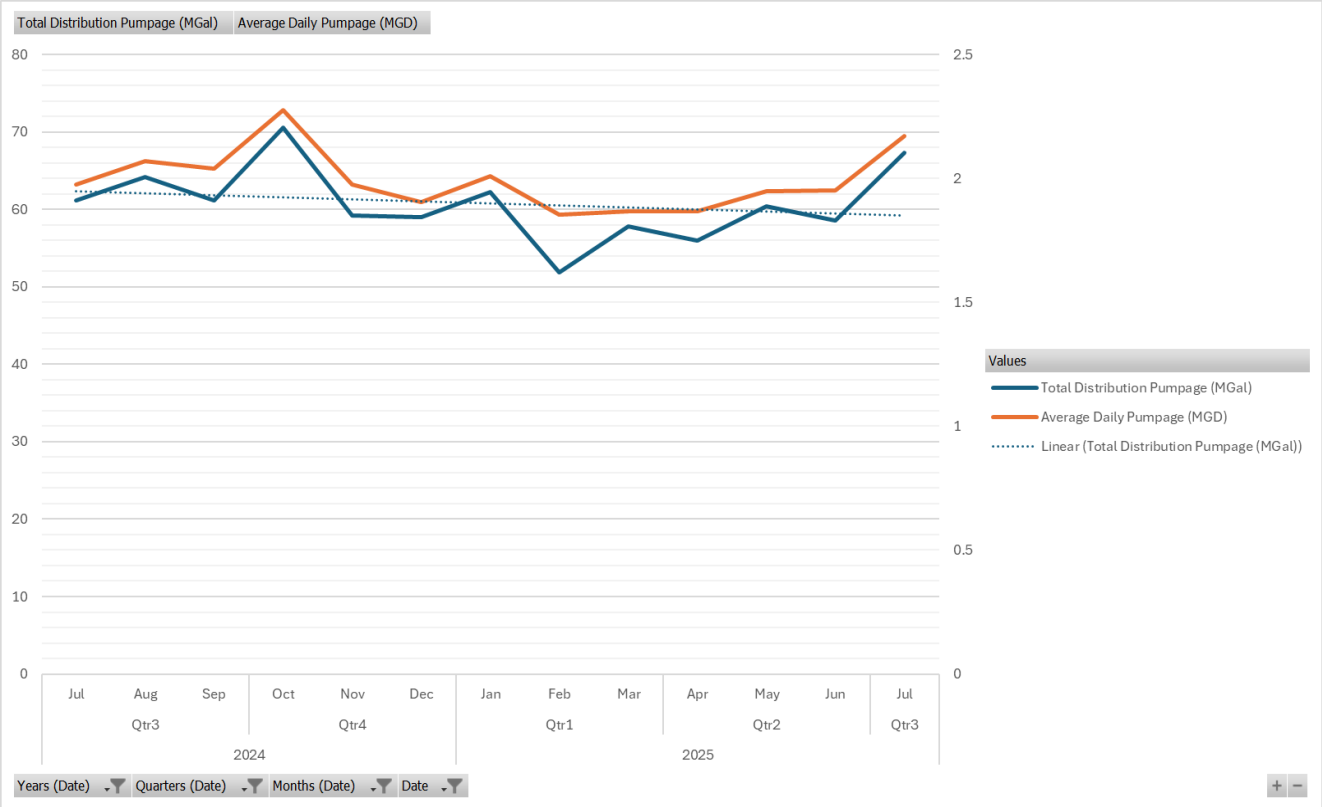
- **Equipment** –The backhoe was not fully repaired. The total cost of these repairs was $42,000.00 and not budgeted. We funded the purchase of the parts, and diagnosis. We will await the next budget to finish paying for this repair. Gradall down again as of 5/13/25. Gradall is in the shop getting diagnosed. Our budget will not currently afford any other repair to any street equipment, so the gradall or backhoe will not be fixed this current fiscal year.
- **Drainage** – With the Gradall out of service drainage work has been stalled. We used the new excavator to perform ditch maintenance at E Bronco Bend and Lariat Lane.
- **Water Treatment -**This month our water operations staff produced 67,296,000 gallons of water. The daily average flow was 2.171 MGD. The highest use day was July 22nd at 3.523 MG. Crews are still working through fire hydrant listing of inoperable, and repairs. Staff had issues with the Northside water tower causing the need for a chemical washout of the tank.
- **Wastewater Treatment Plant -** This month our wastewater treatment plant staff treated 52,111,750 gallons of wastewater. The daily average flow was 1.68 MGD. The total rainfall for the month was 6.93”. The highest flow was recorded on July 27th, at 4.12 MG. This occurred during the 3.5” rainfall we received that day.
- **Work Orders** – For the entire month of July we received 185 Public Works related work orders. Of these work orders 83 were completed. This puts us at a completion percentage rate of about 55% for the month of June. The average turnaround time for work orders over the past year is approximately 25 days.



Water - July 2025 Source Water Utilization



Water – Monthly Distribution, 12 Months



UTILITY BILLING

2025 JULY

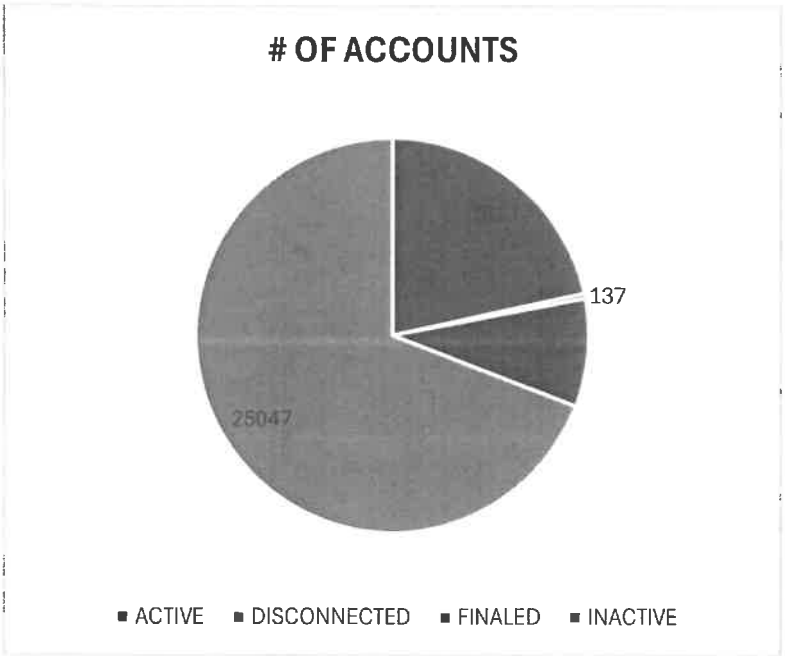
ACCOUNTS	ACTIVE	DISCONNECTED	FINALED	INACTIVE	GRAND TOTAL
TOTAL #	7813	137	3220	25047	36217
ARREARS	$ 229,264.48	$ 10,586.79	$ 835,057.20	$ 153.88	$ 1,075,062.35
CURRENT	$ 1,476,592.85	$ 9,172.60			$ 1,485,765.45
BALANCE	$ 1,705,857.33	$ 19,759.39	$ 835,057.20	$ 153.88	$ 2,560,827.80

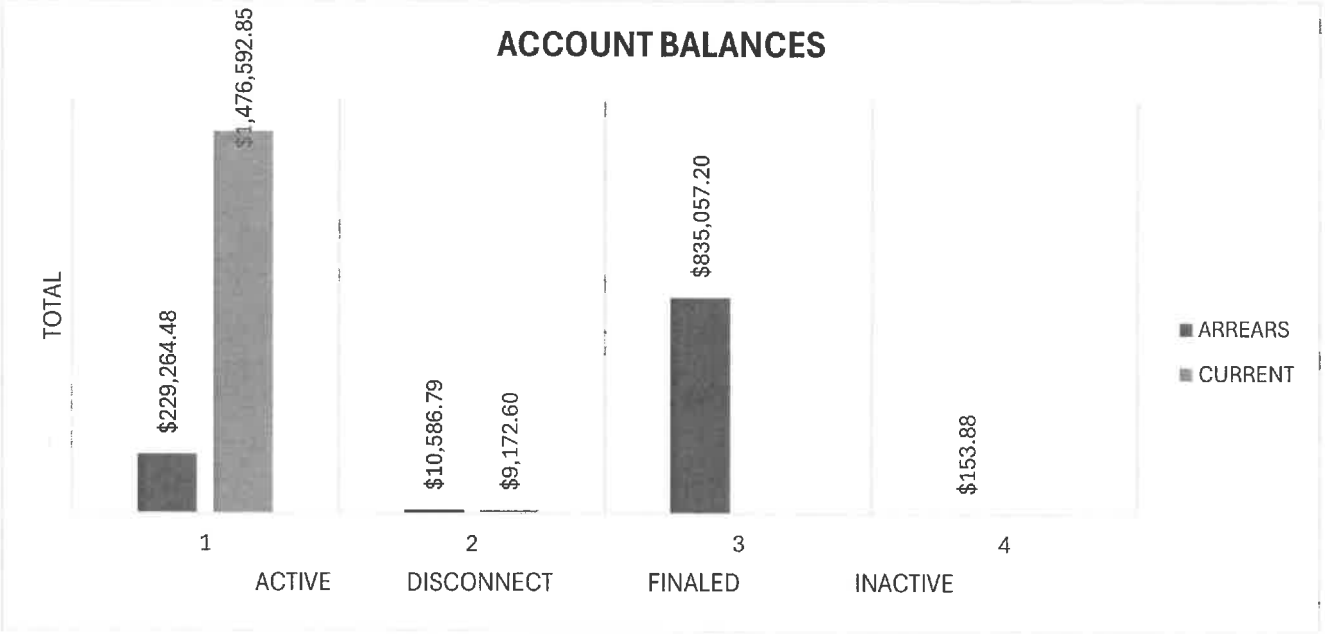
CALCULATION SUMMARY

TOTAL CHARGES	$ 1,489,590.45
DEPOSIT RETURNS	$ (3,825.00)
TOTAL CURRENT	$ 1,485,765.45

ACTIVE ACCOUNT RECONCILIATION

NEW ACCOUNTS	145
DISCONNECT-NO TRANSFER	129
DISCONNECT-TRANSFER	8





2025 JUNE

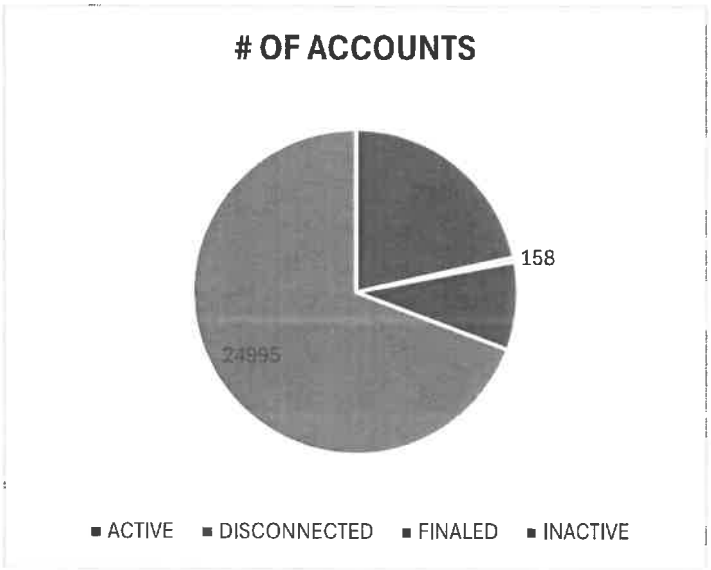
ACCOUNTS	ACTIVE	DISCONNECTED	FINALED	INACTIVE	GRAND TOTAL
TOTAL #	7769	158	3159	24995	36081
ARREARS	$ 205,203.76	$ 11,239.47	$ 825,739.11	$ 153.88	$ 1,042,336.22
CURRENT	$ 1,332,878.32	$ 6,197.85			$ 1,339,076.17
BALANCE	$ 1,538,082.08	$ 17,437.32	$ 825,739.11	$ 153.88	$ 2,381,412.39

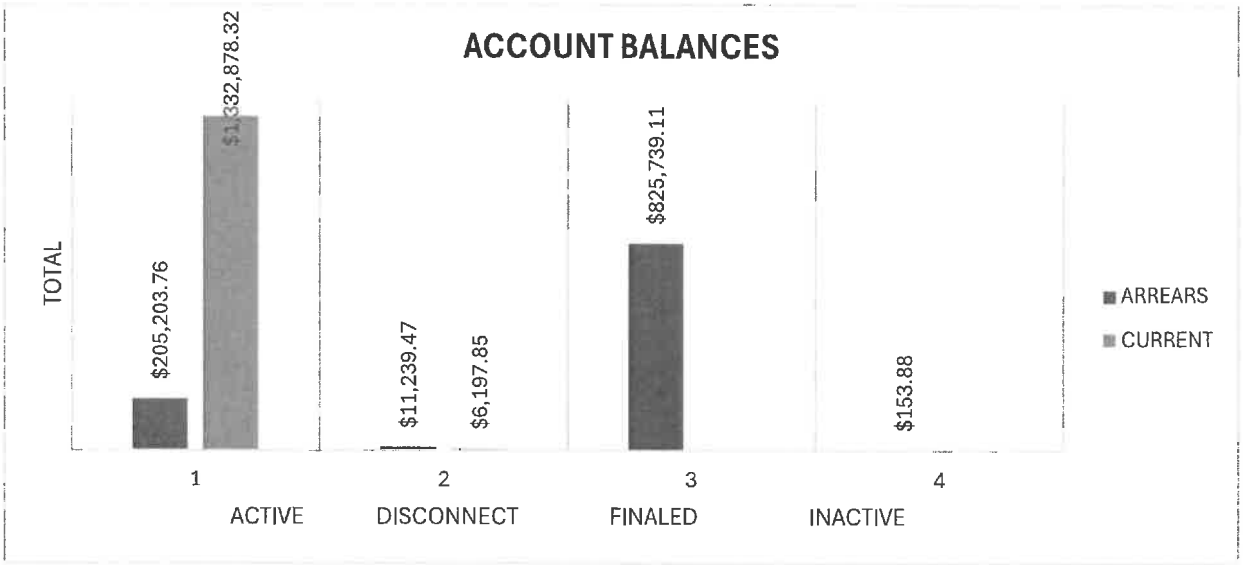
CALCULATION SUMMARY

TOTAL CHARGES	$ 1,343,951.17
DEPOSIT RETURNS	$ (4,875.00)
TOTAL CURRENT	$ 1,339,076.17

ACTIVE ACCOUNT RECONCILIATION

NEW ACCOUNTS	129
DISCONNECT-NO TRANSFER	153
DISCONNECT-TRANSFER	5





2025 MAY

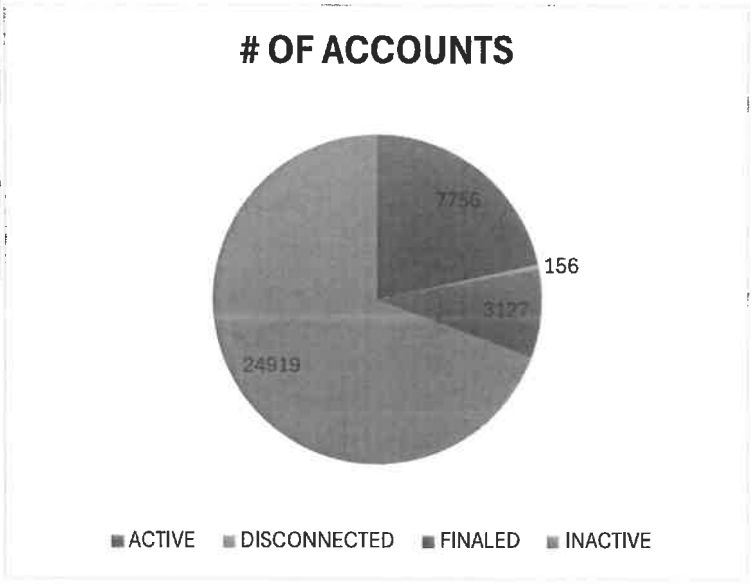
ACCOUNTS	ACTIVE	DISCONNECTED	FINALED	INACTIVE	GRAND TOTAL
TOTAL #	7756	156	3127	24919	35958
ARREARS	$ 193,068.61	$ 18,488.61	$ 809,008.58	$ 153.88	$ 1,020,719.68
CURRENT	$ 1,231,789.91	$ 5,832.30			$ 1,237,622.21
BALANCE	$ 1,424,858.52	$ 24,320.91	$ 809,008.58	$ 153.88	$ 2,258,341.89

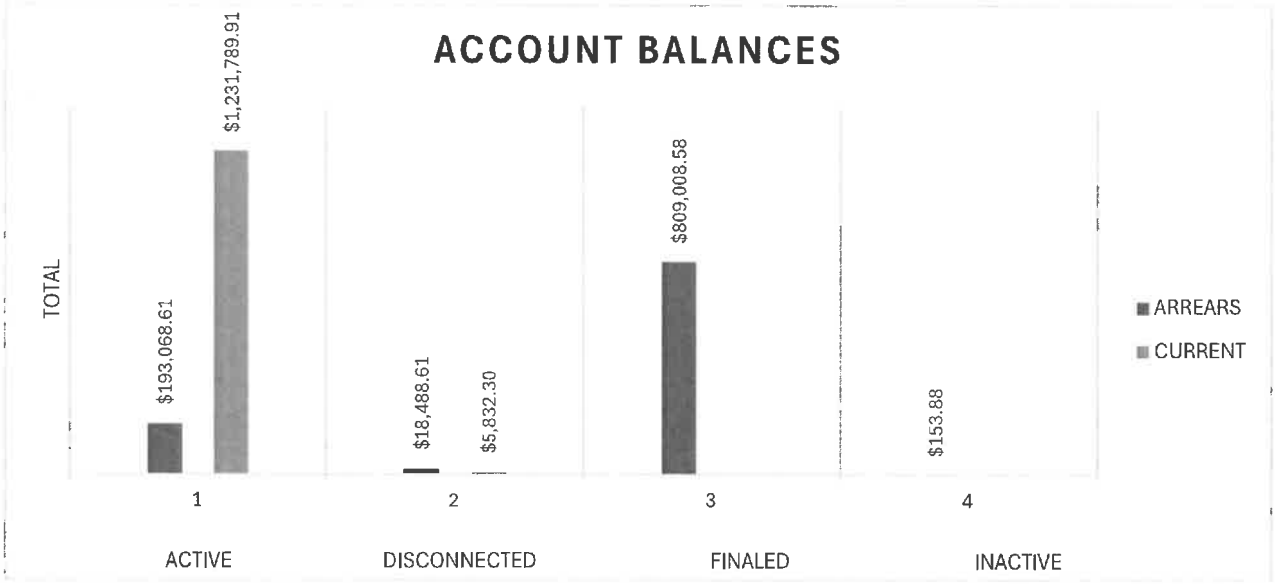
CALCULATION SUMMARY

TOTAL CHARGES	$ 1,242,772.21
DEPOSIT RETURNS	$ (5,150.00)
TOTAL CURRENT	$ 1,237,622.21

ACTIVE ACCOUNT RECONCILIATION

NEW ACCOUNTS	134
DISCONNECT-NO TRANSFER	145
DISCONNECT-TRANSFER	11





2025 APRIL

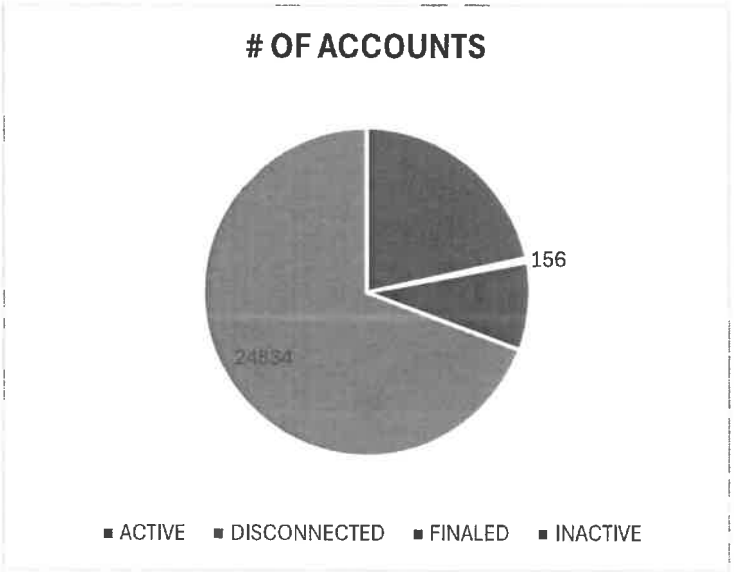
ACCOUNTS	ACTIVE	DISCONNECTED	FINALED	INACTIVE	GRAND TOTAL
TOTAL #	7739	156	3100	24834	35829
ARREARS	$ 172,110.15	$ 22,701.09	$ 790,263.48	$ 153.88	$ 985,228.60
CURRENT	$ 1,295,217.23	$ 4,060.03			$ 1,299,277.26
BALANCE	$ 1,467,327.38	$ 26,761.12	$ 790,263.48	$ 153.88	$ 2,284,505.86

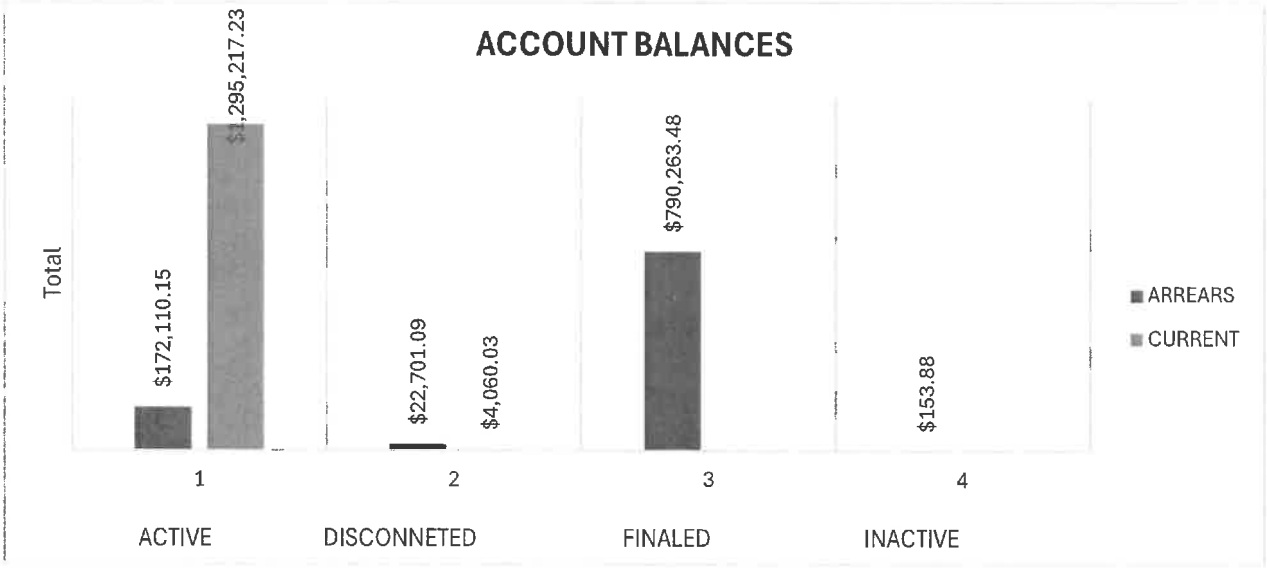
CALCULATION SUMMARY

TOTAL CHARGES	$ 1,304,702.26
DEPOSIT RETURNS	$ (5,425.00)
TOTAL CURRENT	$ 1,299,277.26

ACTIVE ACCOUNT RECONCILIATION

NEW ACCOUNTS	127
DISCONNECT-NO TRANSFER	147
DISCONNECT-TRANSFER	9





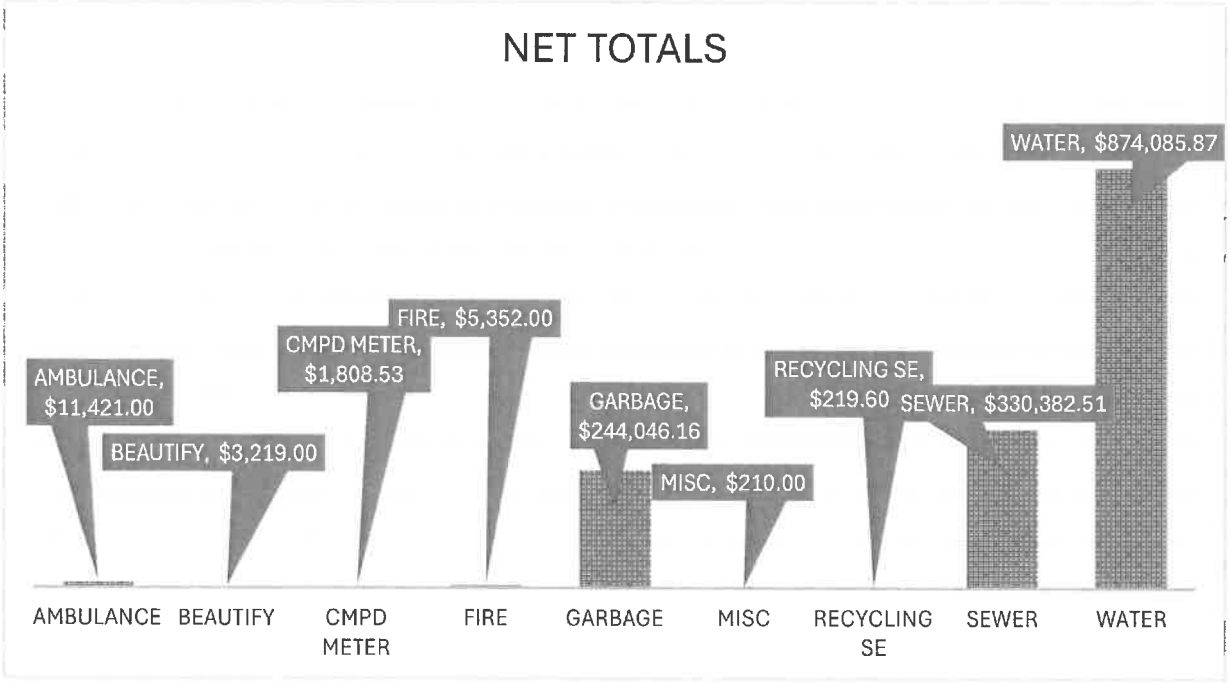
2025 JULY

SERVICE CATEGORY TOTALS

CATEGORY	NUMBER	TOTAL NET	TOTAL TAX	TAXABLE
AMBULANCE	2538	$ 11,421.00		
BEAUTIFY	3220	$ 3,219.00		
CMPD METER	11	$ 1,808.53		
FIRE	2676	$ 5,352.00		
GARBAGE	7272	$ 244,046.16	$ 18,832.65	$ 228,511.45
MISC	12	$ 210.00		
RECYCLING SE	18	$ 219.60	$ 13.13	$ 158.60
SEWER	7387	$ 330,382.51		
WATER	7781	$ 874,085.87		
TOTALS		$ 1,470,744.67	$ 18,845.78	$ 228,670.05

CONSUMPTION

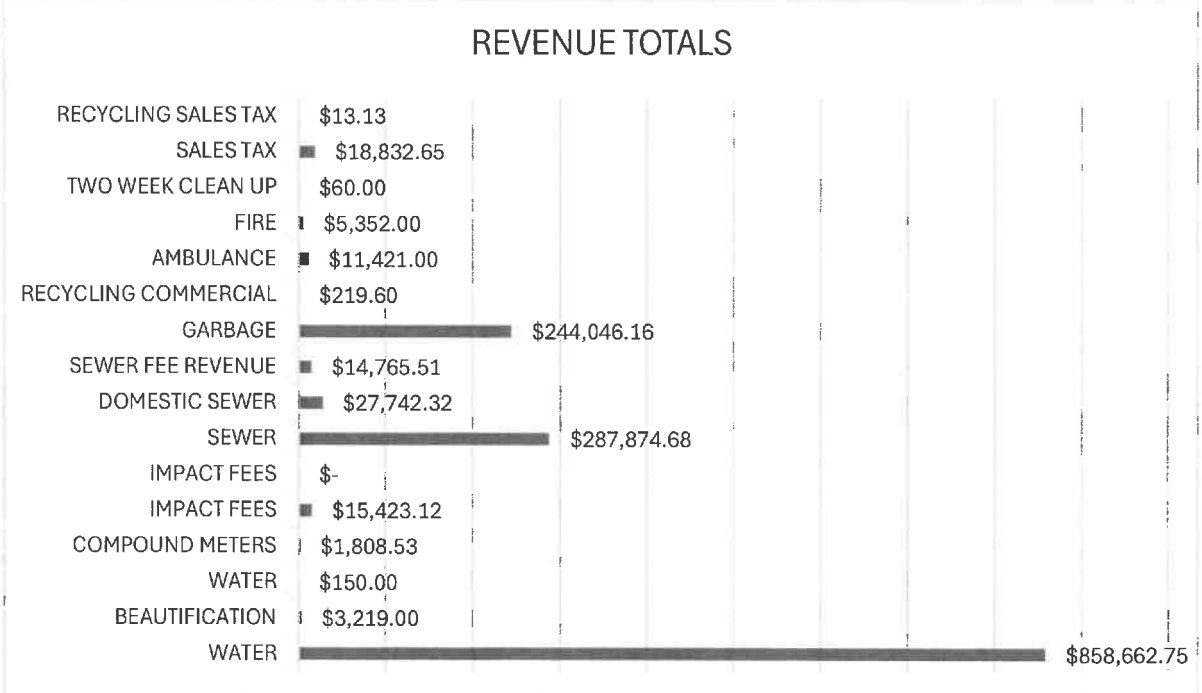
BILLED	UNBILLED	TOTAL
600.00		2374.00
392719.00		392719.00
430579.00	1069.00	429874.00



2025 JULY

REVENUE CODE TOTALS

	R/C	DESCRIPTION	AMOUNT
SERVICES			
	100	WATER	$ 858,662.75
	101	BEAUTIFICATION	$ 3,219.00
	102	WATER	$ 150.00
	103	COMPOUND METERS	$ 1,808.53
	105	IMPACT FEES	$ 15,423.12
	106	IMPACT FEES	$ -
	200	SEWER	$ 287,874.68
	201	DOMESTIC SEWER	$ 27,742.32
	205	SEWER FEE REVENUE	$ 14,765.51
	300	GARBAGE	$ 244,046.16
	305	RECYCLING COMMERCIAL	$ 219.60
	500	AMBULANCE	$ 11,421.00
	600	FIRE	$ 5,352.00
	761	TWO WEEK CLEAN UP	$ 60.00
TAX	400	SALES TAX	$ 18,832.65
	405	RECYCLING SALES TAX	$ 13.13
		R/C TOTALS	$ 1,489,590.45



FIRE DEPARTMENT

Filter statement

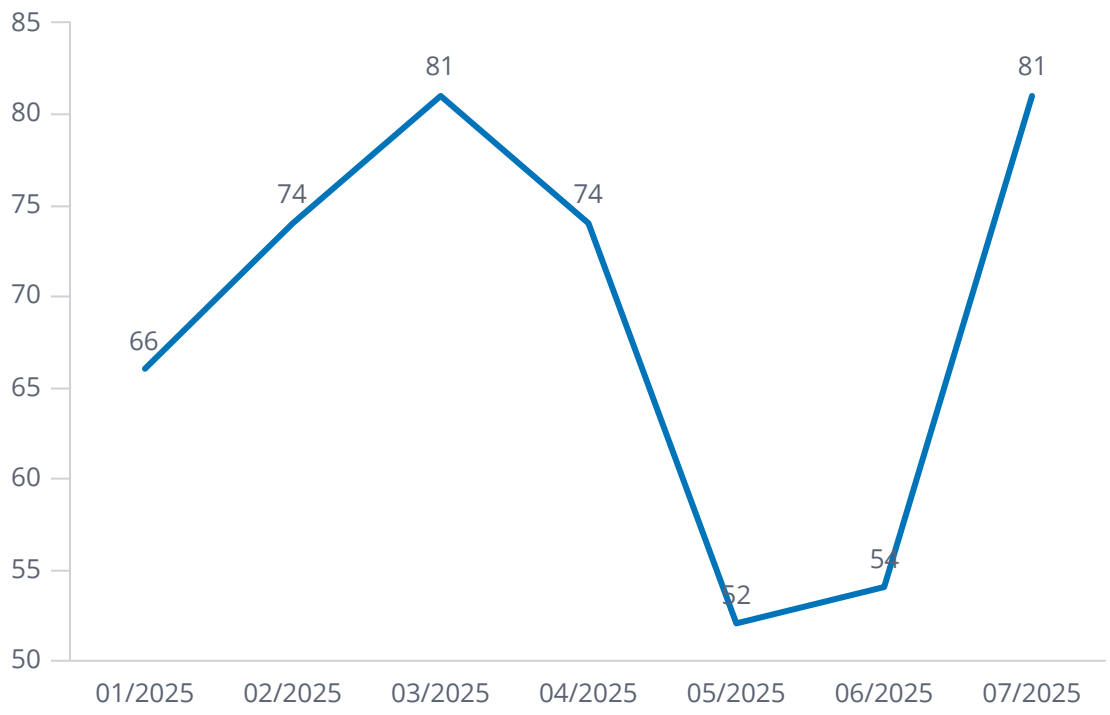
Filters **Alarm Date Range** 1/1/25 to 7/31/25 | **Is Locked** true | **Is Active** true

Fire Incident Count

Count of Total In...

Count of Incidents
482

Incident Count by Month



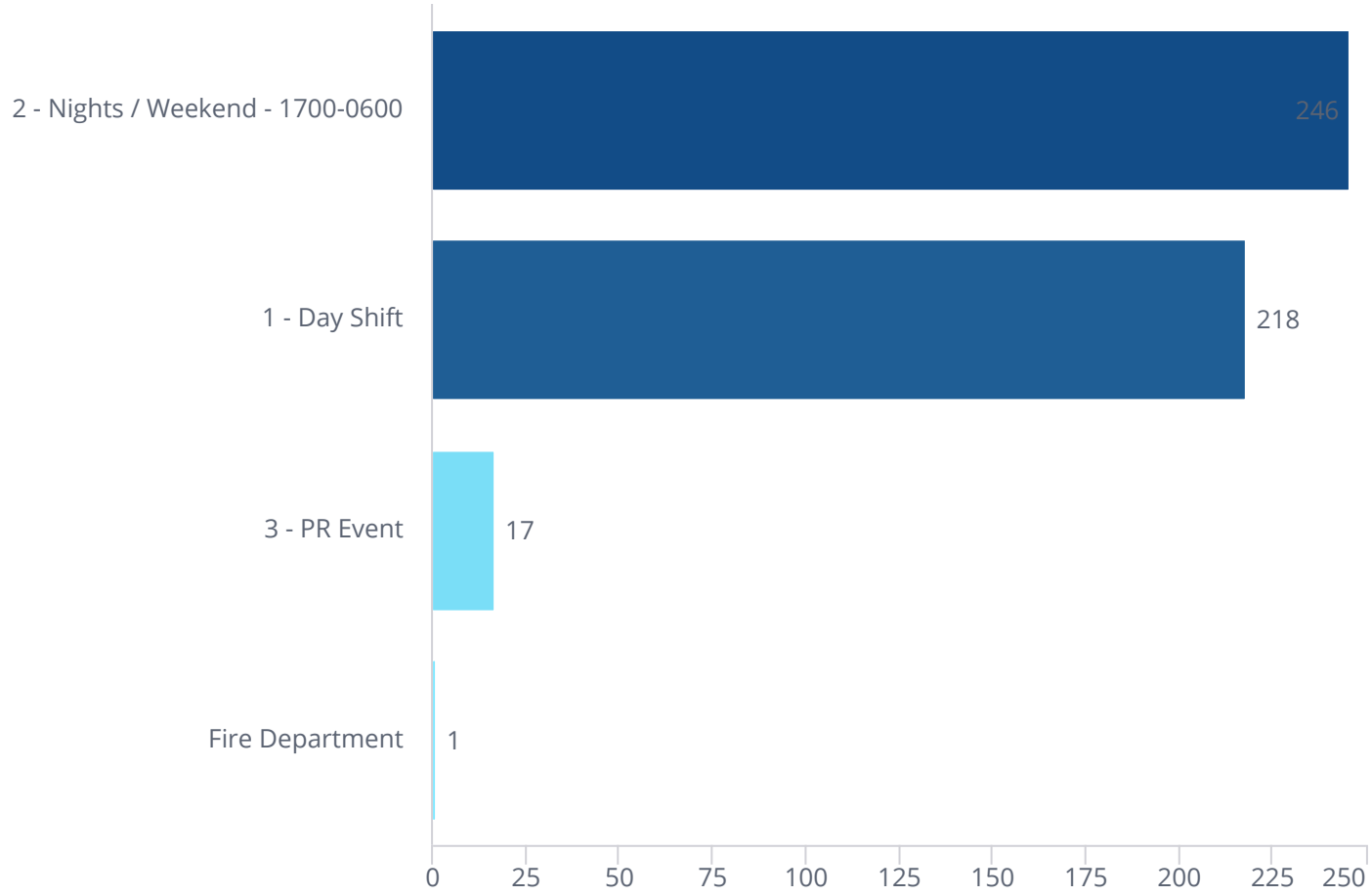
1002 - Fire Incident Count - YTD - SALT

Aug 21, 2025 11:33:39 AM Fire Incidents

Filter statement

Filters **Alarm Date Range** 1/1/25 to 7/31/25 | **Is Locked** true | **Is Active** true

Incident Count by Shift



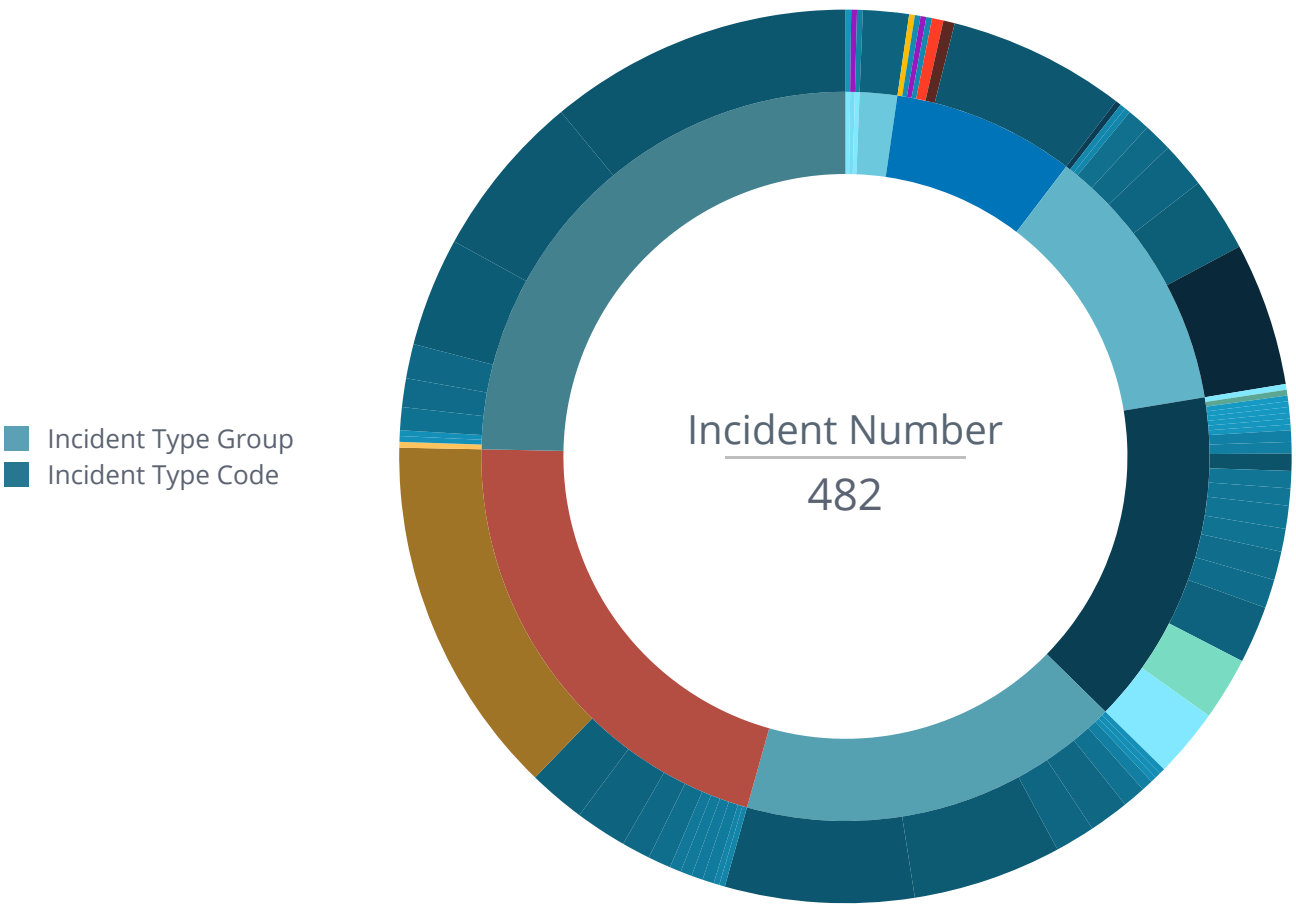
1002 - Fire Incident Count - YTD - SALT

Aug 21, 2025 11:33:39 AM Fire Incidents

Filter statement

Filters **Alarm Date Range** 1/1/25 to 7/31/25 | **Is Locked** true | **Is Active** true

Percent of Incident Responses by Incident Type



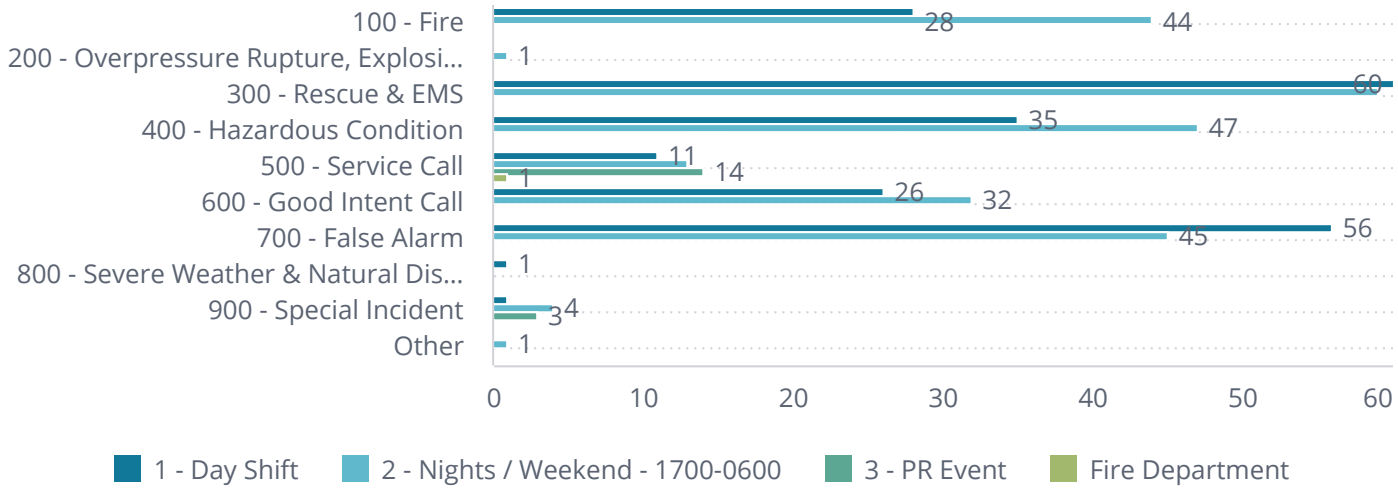
1002 - Fire Incident Count - YTD - SALT

Aug 21, 2025 11:33:39 AM Fire Incidents

Filter statement

Filters **Alarm Date Range** 1/1/25 to 7/31/25 | **Is Locked** true | **Is Active** true

Incident Type



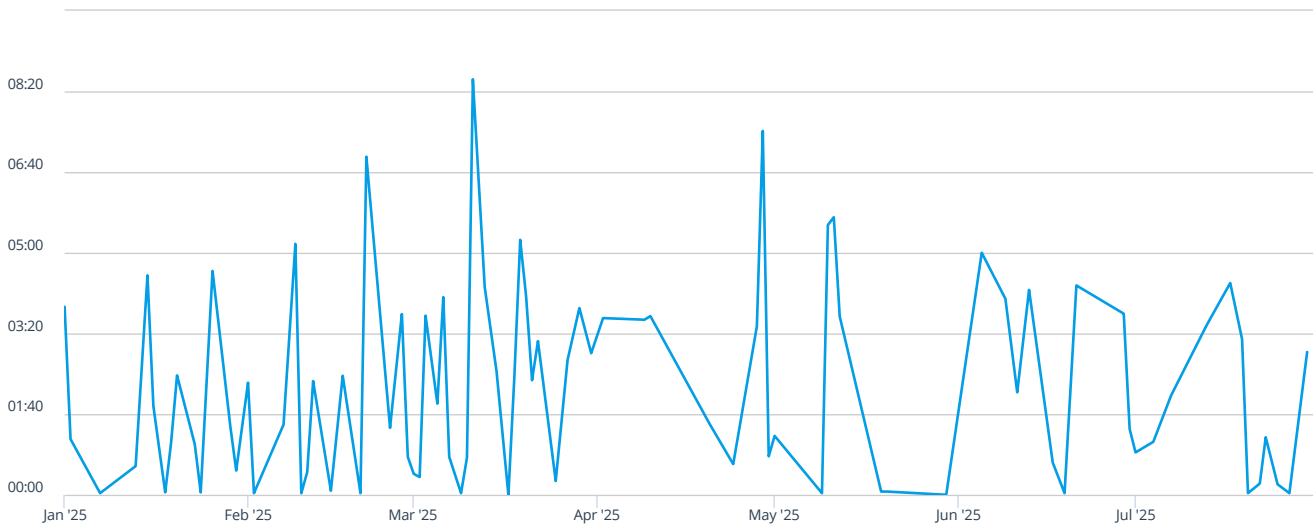
Custom Jan 1, 2025 - Jul 31, 2025

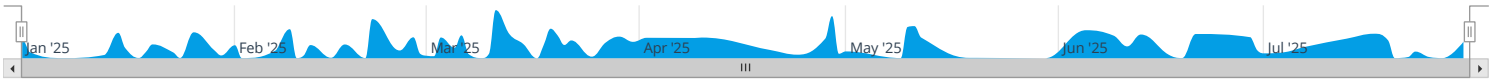
02:17
MM:SS
Average First Apparatus Turnout Time

05:55
MM:SS
90th Percentile First Apparatus Turnout Time

212
DAYS
In Selected Time Slice

120
INCIDENTS
In Selected Time Slice





Counts | % Rows | % Columns | % All

	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26	Total
00:00 - 00:29	7	6	9	2	5	2	8							39
00:30 - 00:59	1	2	3	1		1	1							9
01:00 - 01:29	4	2	1	2	1	1	1							12
01:30 - 01:59	2		2				2							6
02:00 - 02:59	2	2	5	1		2	4							16
03:00 - 04:59	1	2	3	3	2	5	4							20
05:00 - 09:59	2	2	7	2	2	2	1							18
Total	19	16	30	11	10	13	21							120
Exceptions														10

DEVELOPMENT SERVICES

Development Services Report August 21, 2025

PRIORITY PROJECTS

1. **Comprehensive Master Plan Update:**

PHASE 1 COMPREHENSIVE PLAN UPDATE	
MONTHS 1-3 **MOBILIZATION**	**Status**
Work session with the City Council, Planning and Zoning Commission, & others	• **City Council Work Session - May 27, 2025 at 6 p.m.**
Formation of Advisory Committee (Comprehensive Plan Advisory **Committee - CPAC)**	• **Approved by the CC on May 27, 2025. Staff sent the list on June 6, 2025.**
CPAC Advisory Committee meeting Update	• **July 17, 2025 Kick-off Session.** • **Sunday, August 31, 2025** **Community Engagement Booth at the Angleton Artisan Market, Brazoria County Fairgrounds** ○

2. **Certificate of Occupancy Report** – July Report is attached.

MONTHLY REPORT TOPICS

PUBLIC HEARINGS AND ACTION ITEMS (The following were all recommended to Council for final action and will appear on the August 26, 2025, City Council agenda)

1. Discussion and possible action to approve Ordinance No. 20250826-000 approving the 2025 Annual Service Plan Update for the public improvements in the Green Trails Public Improvement District (PID), and approving the updates to

the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

2. Discussion and possible action to approve Ordinance No. 20250826-000 approving the 2025 Annual Service Plan Update for the public improvements in the Kiber Reserve Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

3. Discussion and possible action to approve Ordinance No. 20250826-000 approving the 2025 Annual Service Plan Update for the public improvements in the Greystone Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with Chapter 372 of the Texas Local Government Code.

4. Discussion and possible action to approve Ordinance No. 20250826-000 approving the 2025 Annual Service Plan Update for the public improvements in the Riverwood Ranch, Phases 1 and 2 Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with Chapter 372 of the Texas Local Government Code.

5. Discussion and possible action to approve Ordinance No. 20250826-000 approving the 2025 Annual Service Plan Update for the public improvements in the Riverwood Ranch North Public Improvement District (PID), and approving the updates to the 2025 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

6. Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers Market to obtain permission to close the 200 block of East Peach St. on September 27, 2025, until 4:00 PM, for the 2nd Annual Pickle Festival.

PUBLIC HEARINGS AND ACTION ITEMS

9. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20250826-000 rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.

10. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20250826-000 Annexing approximately 26.084 acres out of 41.876 acres TNMP Company (ETJ) into the City Limits, for property (White Oak Substation) located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.

REGULAR AGENDA

15. Discussion and possible action on the Windrose Green Section 8 Final Plat, located off Parks Edge Lane and New Dawn Drive.

16. Discussion and possible action on the Preliminary Plat of the Ashland Street Dedication Section 7.

Other development related Issues:

Gambit Battery Park: *On 6/10/2025, under Mayor and Council Communications, Council Member Christiene Daniel requested that Development Services with Legal provide research and an update on The Gambit/Power Plus Battery Park Facility and the SUP55 (Specific Use Permit) and zoning history since within in the SF7.2 Zoning, as it relates to electrical generation.*

JULY 22, 2025: *Public input was received from abutting neighbors, before the Council regarding public issues regarding the Battery Storage Use.*

Research findings were presented to the City Council from Randle Law Office regarding the SUP, Specific Use status, and conflicts between the zoning classification of the property and the categorization of the use. Randle Law concluded that the Battery Park is a storage type energy storage system.

Routine Visits are ongoing and will continue as we monitor the noise levels from surrounding access points. To date, no noise has been realized above the 85 decibel threshold.

AUGUST 14, 2025 Gambit Battery Storage Site Visit: Administration/Leadership Team toured the facility to verify the conditions of the SUP/Ordinances which adopted the Specific Use Permit. Details regarding screening, buffering, landscaping, etc. are forthcoming and will be presented before Council in early September/2025. Staff has been following up with the Power Plus team to address all outstanding questions and issues. A formal communication is expected to be completed and presented before Council in early September.

Austin Colony Subdivision Section 1 A: Pre-Construction meeting is scheduled for August 26, 2025 3PM.

CODE ENFORCEMENT STATS
SUMMER QUARTER - JULY 2025- AUGUST 2025

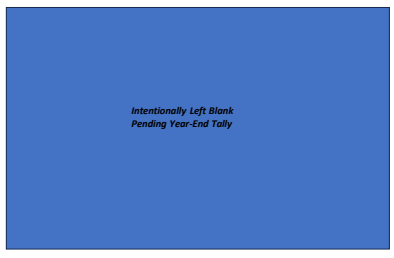
CODE ENFORCEMENT ACTION/TYPE	JULY THRU CURRENT
JUNK/ABAND VEHICLE	5
TALL GRASS	24
OUTSIDE STORAGE	4
MISC./DEAD TREES	2
SUBSTANDARD STRUCTURE	1
WRITTEN WARNINGS/LETTERS	19
GAME MACHINE (ABOVE MAX) LOCATIONS	3
PARKING LOT	1
RV VEHICLE VIOLATION	1
STAGNANT POOL	4
CASES CLOSED	21
HEALTH COMPLAINTS/INSPECTIONS	6
LIENS ISSUED	14

DEMOLITIONS- JULY THRU CURRENT

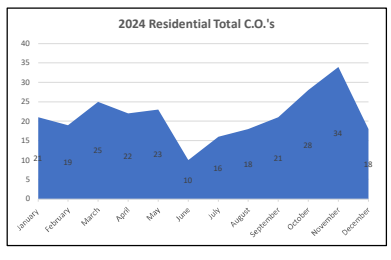
DELAPIDATED STRUCTURES PENDING	8
1036 Anderson	
721 W. Mulberry St.	
320 W. Peach	
N. Rock Island Apartments	
132 E. Pearch	
710 W. Mulberry	
514 N. Hurst Pl	
811 W. Miller	
Valdez Square Apts.	

City of Angleton
Single Family Homes Completion Totals
Reported as of 8/01/2025

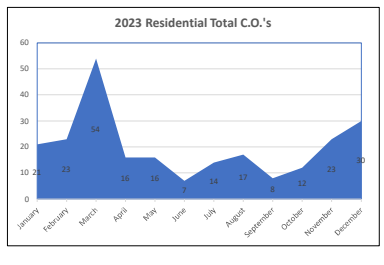
Month	2025 Residential Total C.O.'s
January	24
February	36
March	45
April	36
May	26
June	17
July	18
August	
September	
October	
November	
December	
Yearly Total	**202**



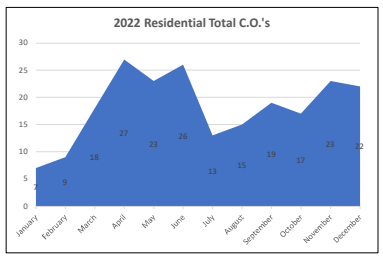
Month	2024 Residential Total C.O.'s
January	21
February	19
March	25
April	22
May	23
June	10
July	16
August	18
September	21
October	28
November	34
December	18
Yearly Total	**255**



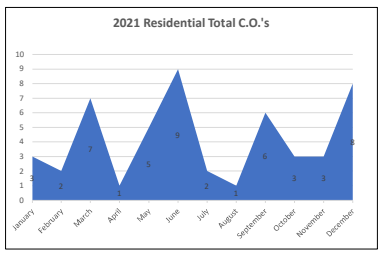
Month	2023 Residential Total C.O.'s
January	21
February	23
March	54
April	16
May	16
June	7
July	14
August	17
September	8
October	12
November	23
December	30
Yearly Total	**241**



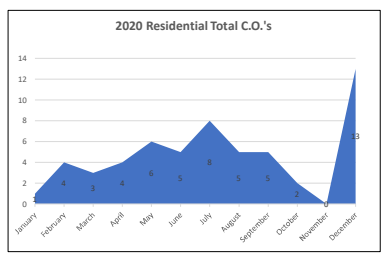
Month	2022 Residential Total C.O.'s
January	7
February	9
March	18
April	27
May	23
June	26
July	13
August	15
September	19
October	17
November	23
December	22
Yearly Total	**219**



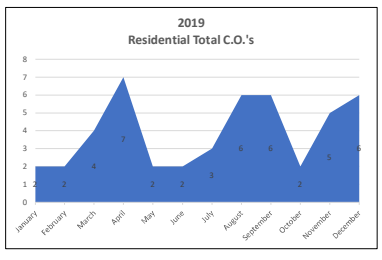
Month	2021 Residential Total C.O.'s
January	3
February	2
March	7
April	1
May	5
June	9
July	2
August	1
September	6
October	3
November	3
December	8
Yearly Total	**50**



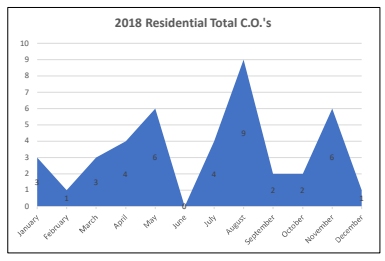
Month	2020 Residential Total C.O.'s
January	1
February	4
March	3
April	4
May	6
June	5
July	8
August	5
September	5
October	2
November	0
December	13
Yearly Total	**56**



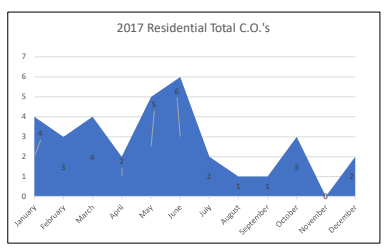
Month	2019 Residential Total C.O.'s
January	2
February	2
March	4
April	7
May	2
June	2
July	3
August	6
September	6
October	2
November	5
December	6
Yearly Total	**47**



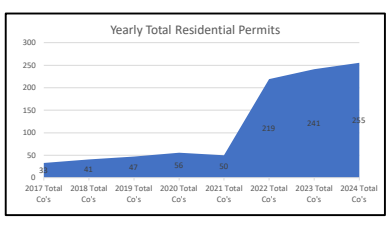
Month	2018 Residential Total C.O.'s
January	3
February	1
March	3
April	4
May	6
June	0
July	4
August	9
September	2
October	2
November	6
December	1
Yearly Total	**41**



Month	2017 Residential Total C.O.'s
January	4
February	3
March	4
April	2
May	5
June	6
July	2
August	1
September	1
October	3
November	0
December	2
Yearly Total	**33**



Year	Yearly Total Residential Permits
2017 Total Co's	33
2018 Total Co's	41
2019 Total Co's	47
2020 Total Co's	56
2021 Total Co's	50
2022 Total Co's	219
2023 Total Co's	241
2024 Total Co's	255
8-Year Total Co's	**942**

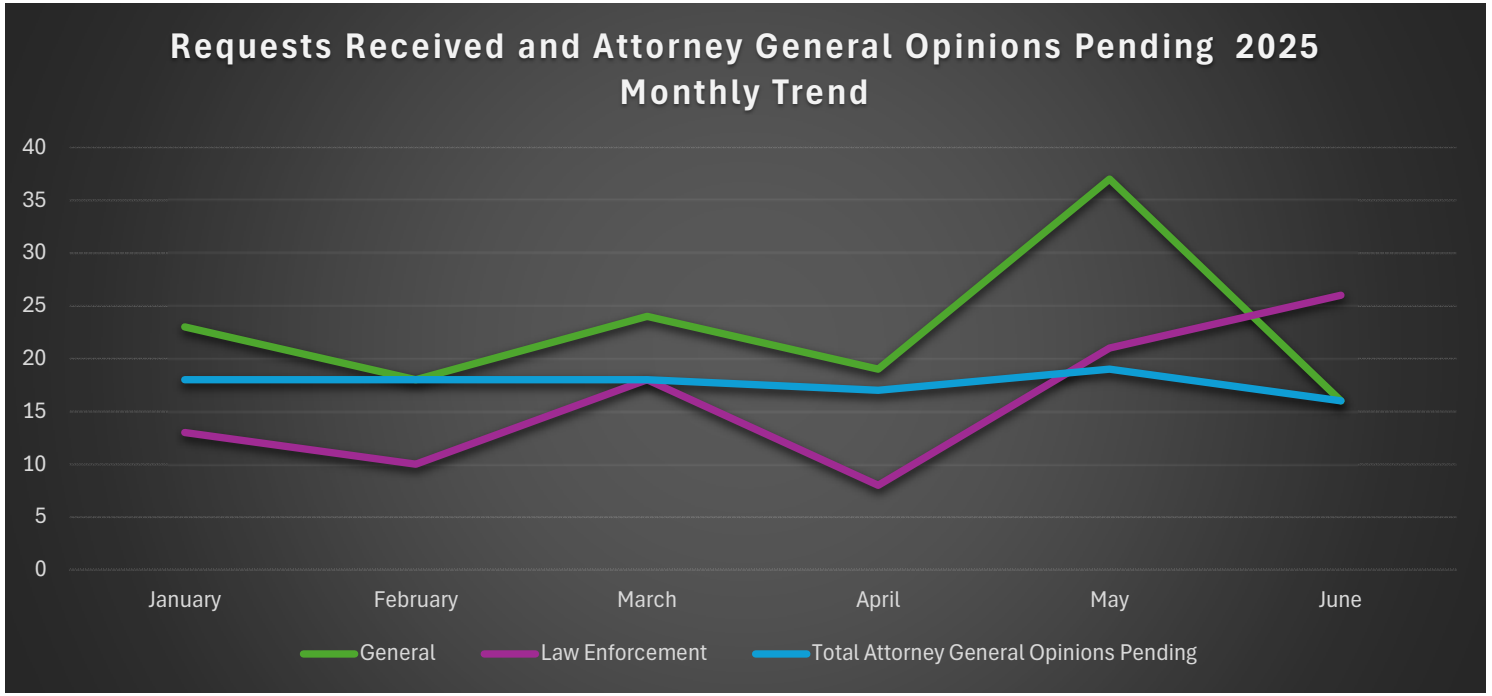


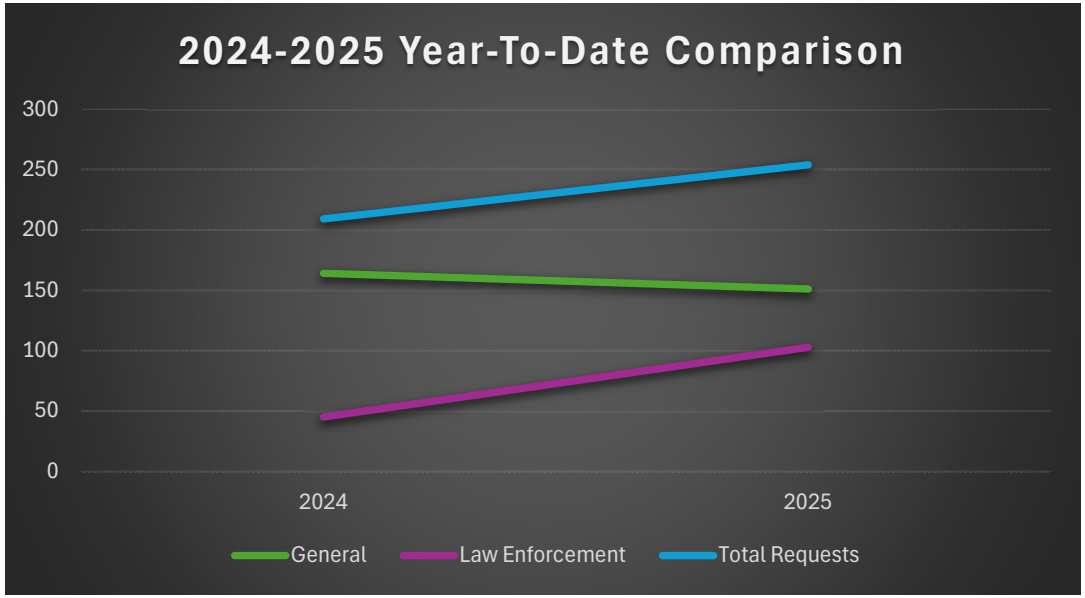
CITY SECRETARY'S OFFICE

CITY OF ANGLETON, TEXAS
OFFICE OF THE CITY SECRETARY
JULY 2025 REPORT

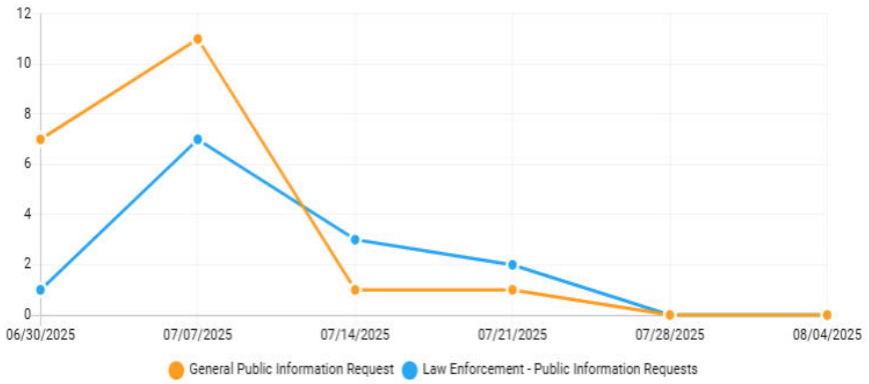
ACTIVITY	DESCRIPTION	MONTHLY TOTAL	YEAR-TO-DATE TOTAL
City Council Agendas	City Council meetings, workshop agendas, & Notice of Quorum prepared & posted in accordance with Local Government Code.	2	2
Executive Sessions	Executive Sessions posted	3	13
Council Minutes	Minutes approved	3	13
Ordinances	Ordinances written, processed, &/or published	1	11
Resolutions	Resolutions written & processed	0	10
Contracts & Agreements	Contracts & Agreements approved & executed	2	29
Deeds / Easements	Plats / Deeds / Easements, executed & recorded	1	1
Laserfiche Imaging	Scanned pages City-wide documents	2,460	7,436

OTHER:


Requests Received and Attorney General Opinions Pending 2025
Monthly Trend
40
35
30
25
20
15
10
5
0
January
February
March
April
May
June
General
Law Enforcement
Total Attorney General Opinions Pending

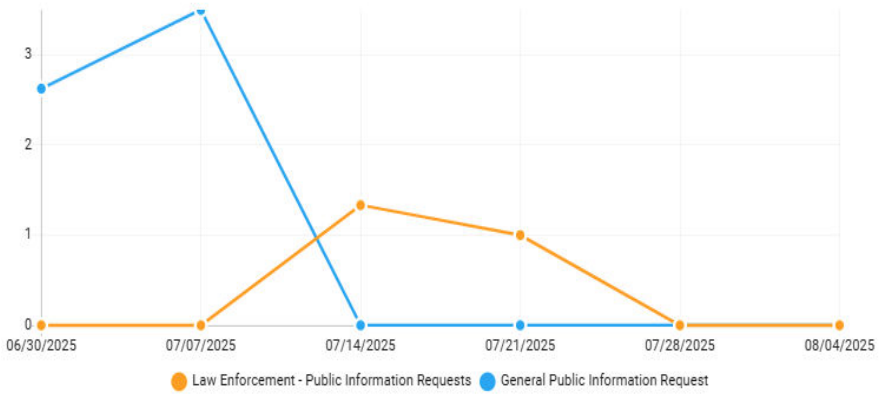

2024-2025 Year-To-Date Comparison
300
250
200
150
100
50
0
2024
2025
General
Law Enforcement
Total Requests

Processed Requests
July 2025



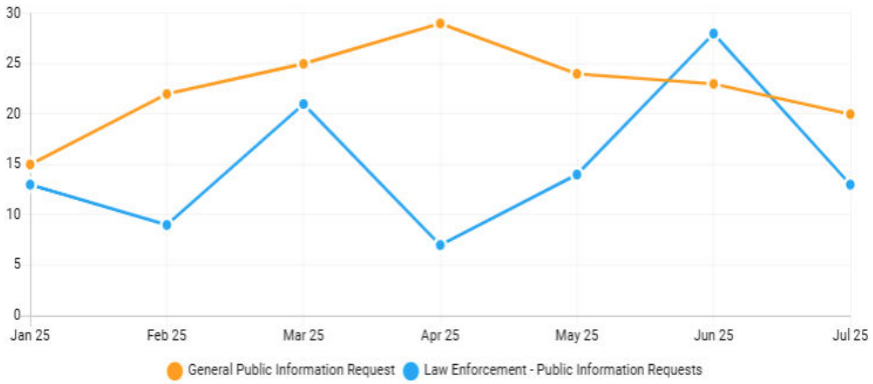
20	13
General Public Information Request	Law Enforcement - Public Information Requests

Average Completion Time
July 2025



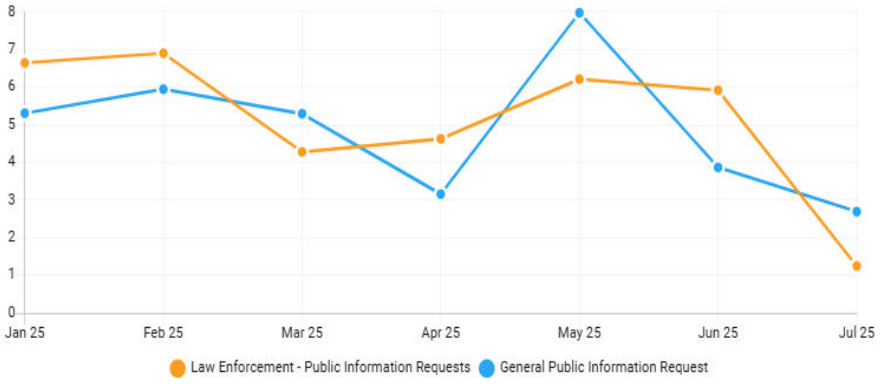
1.25	2.69
Law Enforcement - Public Information Requests	General Public Information Request

Processed Requests
Year-to-Date



158	105
General Public Information Request	Law Enforcement - Public Information Requests

Average Completion Time
Year-to-Date



5.58	5.4
Law Enforcement - Public Information Requests	General Public Information Request

MUNICIPAL COURT

CITY OF ANGLETON, TEXAS
MUNICIPAL COURT
JULY, 2025 REPORT

ACTIVITY	TOTAL	YTD
Transition to a paperless environment	80%	80%
Number of Citations filed		
Police Department	Citations 98 Warnings 351 **Total** **449**	5,242
Code Enforcement	7	65
Animal Control	4	10
Municipal Court	22	276
School Officer	0	0
Warrants		
Warrants oustanding	753	3,044
Warrants issued	112	1,046
Warrants cleared	161	1,008
Dissmissals		
Compliance Dismissals	11	220
Deferred/DSC Dismissals	82	589
Other		
New cases filed	109	1,861
Fees		
Omni Base State Fee	$ 295.63	$ 2,285.80
Child Safety Fee	$ 109.00	$ 4,593.64
State Criminal Costs and Fees	$ 11,115.76	$ 166,184.35
Amount collected by collection agency	$ 3,079.26	$ 32,357.74

COMMUNICATIONS & MARKETING

PROJECTS

1. King Municipal Operations Center (KMOC)

We continue our project meetings every two weeks.

KMOC PROJECT UPDATE FOR 8/26/2025

1. Building pad is complete and passed

2. Utilities mostly complete

3. Fire line still in permitting

4. Starting concrete footings this week

5. Building underground (plumbing and electrical begin this week)

6. Site grading in progress

ISSUES:

1. Potential gas lines preventing storm tie-in

2. TxDOT storm tie-in permitting

3. Existing sanitary sewer line flow line was found to be too high

4. Weather (rain and mud) has delayed progress

CONTINGENCY USAGE:

1. Shipping containers

a. Needed for early demolition of existing building

b. Should expedite project completion and has improved project logistics

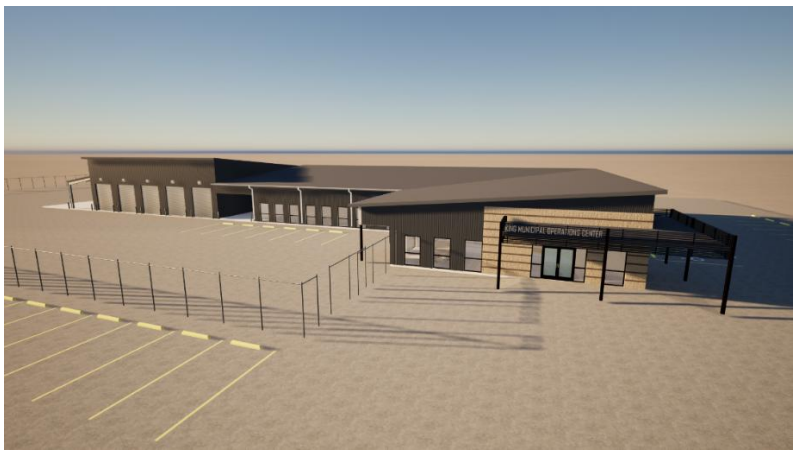
Items to note:

1. Communication During Construction

- Project updates will be provided through the following channels:
  - **Biweekly team meetings**
  - **Monthly project report**
  - **Monthly City Council updates**

KMOC FLOOR PLAN.pdf

FinishPres041425_iAD.pdf



SPECIAL EVENTS

1. **Artisan Market**

- **Event Dates:** August 30–31
- **Location:** Brazoria County Fairgrounds
- **75 vendors** filling **Auditorium** and the **Hall of Exhibits**.
- A full lineup of **food trucks** has also been secured for the event.

2. September Concert in the Park

September 5 – Texas Eagles

September 12 – Tejano Night Stefani Montiel

September 19 – Reputation – Taylor Swift Tribute

3. Angleton Market Days

November 15/16 2025 Market is almost full.

4. Heart of Christmas

Planning has begun

ECONOMIC DEVELOPMENT

Due to the sensitive nature of economic development discussions and the need to maintain confidentiality for prospective developers, detailed reports on economic development activities will be provided in Executive Session or through confidential correspondence as appropriate.

COMMUNICATIONS PLAN FOR August

Key Messaging Topics:

Month: August

- **Back to School:** Provide resources and tips for students and parents as they prepare for the new school year.
- **National Lifeguard Appreciation Day**
- **Boards and Commission Vacancies Announcement**
- **Pre Event Coverage for Concert in the Park**
- **Artisan Market Coverage**
- **National Senior Citizen Day – highlight our senior programming.**
- **Tape City Council Jumbotron Message**

Recent Engagement

- **Waste Connections with Council Members Blaine Smith and Barbara Simmons**
- **Meeting with County PIO and EM Laura Norman**

SAVE THE DATE!

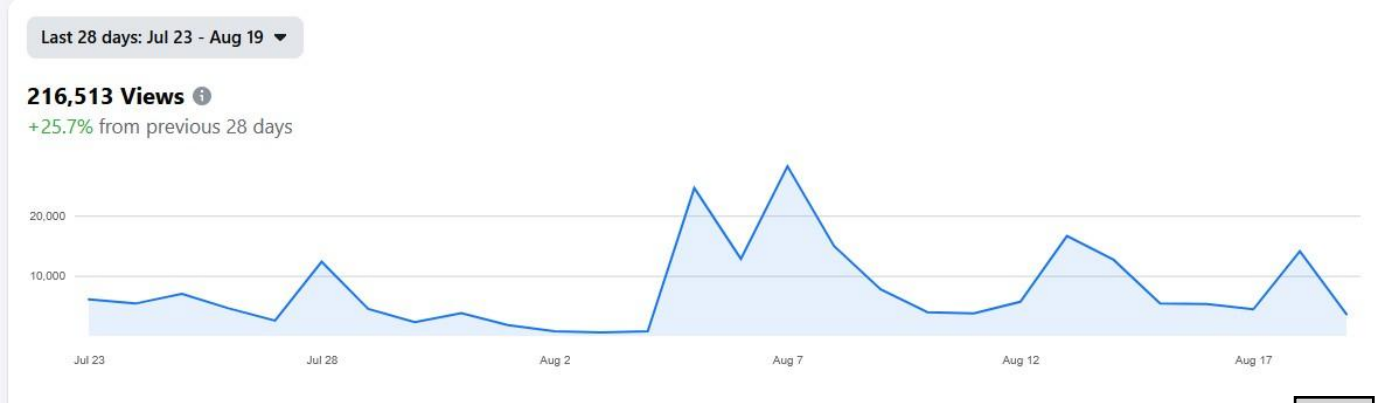
TOWN HALL for Water Rate Discussion

Angleton Recreation Center Gym

September 18 6:30 PM

Facebook Insights Last 28 Days

216,513 Views



TOP CONTENT

Top content
based on views

See al

Wed Aug 6, 10:41pm
41,642
Views

Tue Aug 5, 10:20am
27,973
Views

Wed Aug 13, 3:59pm
17,638
Views

Fri Aug 8, 10:55am
16,381
Views

Mon Aug 18, 9:57am
11,343
Views

Mon Jul 28, 8:48am
10,900
Views

Wed Jul 23, 4:30pm
8,466
Views

Upcoming Projects

INSIDE Angleton: Please share your ideas for feature stories you would like to see.

Thank you,

Martha Eighme, PCED, CPC, CTE
Director of Communications and Marketing
979-849-4364 ext. 2111
www.angleton.tx.us
City of Angleton
121 S. Velasco
Angleton, TX 77515

THE HEART OF BRAZORIA COUNTY
ANGLETON

EMERGENCY MANAGEMENT

City of Angleton Office of Emergency Management Report

August 2025

Laura Norman – Emergency Management Coordinator

Current Objectives

1. Finish out FEMA projects for Beryl.
2. Ensure the City is prepared to respond to emergencies and disasters of all types in coordination with local partners.
3. Finalize activation staffing plan and prepare participants.

Current Actions

1. **Monitoring** – Potential tropical impacts, grid conditions, mass gatherings, and local impacts from chemical emergencies.
2. **FEMA Reimbursement** – Following up on all "obligated" projects to determine timing of funding. All requested documentation has been submitted.
3. **Disaster Contracts** – Working with Purchasing agent to procure Debris Monitoring contract.
4. **Preparedness** – Establishing objectives for cross discipline response preparedness for all hazards including severe weather, chemical emergencies and acts of violence.
5. **Plans** – Received a copy of our jurisdictional profile from the State and thirteen of the twenty-two required preparedness annexes were out of date, and I am in the process of bringing us back in compliance both with the standard requirements and the new requirements from this legislative session.
6. **Community** – Coordinating with long term care facilities, AISD, BCSO, and industry partners for preparedness activities and operational planning.
7. **Response** – Provided logistical support to the IT department during recent activation.

Planned Activities

1. Provide local training opportunities to meet the needs and schedules of our staff.
2. Initiate volunteer coordination strategies throughout the community to prepare for integrated response to emergencies and disasters.
3. Coordinate with internal departments to establish support capabilities for disaster response and recovery.

HUMAN RESOURCES

Colleen Martin 08/21/2025

Human Resources has been busy catching up with items that could not be finished while the system was down.

Submitted historical turnover data to the Mayor as requested.

	2021 (Aug-Dec only)	2022	2023	2024	2025 as of 8/14/25
Avg Turnover Rate	20.6%	36.4%	41.9%	43.1%	21.3%
Terminations	36	64	74	77	38
Avg Employee Count	174.8	175.9	176.6	178.8	178.5

Submitted historical employee benefit budget numbers to the Mayor.

The budgeted amounts are based on the recommendation from the brokers, HUB (2023) and Lockton (2024 onward). Only estimates are provided to help us develop a cost in our budget; however, because the city has a calendar year plan, these are only estimates, and actual figures do not come in until late October or early November.

Finance makes a midyear adjustment to the plan to move the funds when necessary.

2026-In July, Lockton recommended we budget for a 20-25% increase; we have budgeted for an 18% increase. Offers will not come in for 8-10 weeks.

2025- In October 2024, the loss ratio of 101.8%. In October 2024, BCBS offered a renewal with a 19.3% increase. By November, we had negotiated a 0% increase for renewal

Budgeted $2,661,506 Actual $2,327,262 difference $334,244

2024- In October 2023, the loss ratio of 137.4%. In October 2023, BCBS offered renewal at a 21.2% increase, and by November, we had negotiated a 10% decrease for renewal.

Budgeted $2,190,621 Actual $2,314,353 difference $ 123,732

2023-In October 2022, June 2022 showed a loss ratio of 124.7%. In November, we negotiated a -9% decrease for renewal.

Budgeted $1,899,556 Actual $1,752,498 difference $147,058